

Planning and Zoning Commission Staff Review Board Agenda Meeting of July 31, 2019- 3:00 PM to 4:00 PM

Board of Supervisors Meeting Room

Study Session Agenda Meeting of July 31, 2019- 4:00 PM

Board of Supervisors Meeting Room County Administrative Center 219 East Cherry Avenue Flagstaff, Arizona

The following applications are scheduled for a public hearing on Wednesday, August 28, 2019. At the Study Session, Commissioners will briefly discuss these cases:

- 1. <u>Case No. AM-19-002</u>: A Minor Amendment to the Coconino County Comprehensive Plan and Coconino County's adopted version of the Flagstaff Regional Plan 2030, Place Matters, to adopt the updated Bellemont Area Plan. This case was continued from the June 26, 2019 hearing.
- Case No. CUP-19-032: A request for a Conditional Use Permit for a 4,000 sq. ft accessory structure on two parcels to be combined totaling 2.05 acres in the RS-40,000 (Residential Single-Family, 40,000 sq. ft. minimum parcel size) Zone. The property is located at 11715 and 11735 Homestead Lane in Timberline and is identified as Assessor's Parcel Numbers 301-87-015 and 301-87-016.
 Property Owner: Clarence and Susan Collins Revocable Trust, DTD, Flagstaff, AZ Applicant: Clarence Collins, Flagstaff, AZ County Supervisor District: 2 (Elizabeth Archuleta)
- 3. <u>Case No. ZC-19-006</u>: A request for a Zone Change from G (General, 10-acre minimum parcel size) Zone to M-2-6,000 (Heavy Industrial, 6,000 sq. ft. minimum parcel size) Zone on a 64.62-acre parcel. The parcel is located approximately ½ mile south of the Newman Park exit on Interstate 17 and is also identified as Assessor's Parcel Number 400-13-001.

Property Owner/Applicant: Morrison Brothers Windmill Ranch, LLC, Gilbert, AZ

Representative: Gregory Bamford, Gilbert, AZ County Supervisor District: 3 (Matt Ryan)

Community Development Department Update

- 1. John Carr was selected as the new Engineering Supervisor, he was previously the Engineering Hydrologist and the acting Engineering Supervisor. The Department is in the process of recruiting Urban Wildlife Planner position.
- 2. A draft Zoning Ordinance Open House was held on July 18th. Staff anticipates a Study Session with the Commission on the Zoning Ordinance in August and a public hearing in September to be followed by a Board of Supervisors' public hearing.

3. The Arizona APA conference is in Oro Valley (Tucson) Sept 11th – 13th, see https://arizona.planning.org/ for the conference flyer. Please let me know if you would like the department to register you.

Board of Supervisors Update

4. The Board is on break for the month of July. On August 6th, the Board consent agenda will have re-appointments of Commissioners Ontiveros, Williams, Ruggles and Mayer. On August 13th the Board will hear the following cases: ZC-18-010 and SUB-18-004 - McCleve PC Zone Change and Subdivision, SUB-19-002 - Lagomarsino Plat Amendment for Utility Easement, ZC-19-004 - O'Brien Zone Change to AR, ZC-19-005 - Watkins Zone Change from G and CG-10,000 to RR 2 ½, and SUB-18-003 Final Plat for The Ranch Estates, LLC.

Commission and Staff Roundtable



Coconino County Planning and Zoning Commission Agenda

Meeting of July 31, 2019 – 5:30 PM Board of Supervisors' Meeting Room County Administrative Center 219 East Cherry Avenue Flagstaff, Arizona

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this regular meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A) (3). Items may be taken out of the order listed below at the call of the Chair.

I. PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

June 26, 2019

III. PUBLIC HEARINGS

- 1. Election of Planning and Zoning Commission Officers Chair and Vice Chair.
- 2. Case No. CUP-19-025: A request for a Conditional Use Permit for an 8' by 40' storage container and a Conditional Use Permit renewal (of CUP-14-024) for a taxidermy business conducted as a cottage industry with modifications to allow additional square footage to the area used for the cottage industry and additional signage on a 2.5-acre parcel in the AR-2 ½ (Agricultural Residential, 2½ acre minimum parcel size) Zone. The property is located at 5910 Velvet Valley Lane in Doney Park and is also identified as Assessor's Parcel Number 303-19-004G.

Property Owner: Christopher and Shelley Favour, Flagstaff, AZ

Applicant: Shelley Favour, Flagstaff, AZ County Supervisor District: 4 (Jim Parks)

3. <u>Case No. CUP-19-028</u>: A request for Conditional Use Permit renewal (of CUP-10-069) for a 100-foot wireless telecommunication facility on a 9.36-acre parcel in the AR-2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size) Zone. The property is located at 10380 N US Highway 89 in Doney Park and is identified as Assessor's Parcel Number 301-33-005A.

Property Owner: AT&T Property Tax, St Louis, MO

Applicant: SmartLink, LLC, Scottsdale, AZ Representative: Lisa Sennott, Scottsdale, AZ

County Supervisor District: 2 (Elizabeth Archuleta)

4. Case No. CUP-19-029: A request for Conditional Use Permit renewal (of CUP-09-044) for a powder coating and marine supply business with modifications to extend the term of the permit from ten to up to 20 years on a 1.39-acre parcel in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone. The property is located at 7975 N US Highway 89 in Doney Park and is identified as Assessor's Parcel Number 301-25-018E.

Property Owner: Brown Living Trust DTD, Flagstaff, AZ

Applicant: California Marine Supply and Flagstaff Powder Coating, Flagstaff, AZ

Representative: Tim Brown, Flagstaff, AZ County Supervisor District: 4 (Jim Parks)

5. <u>Case No. CUP-19-030</u>: A request for Conditional Use Permit renewal (of CUP-13-045) for a 99-foot wireless telecommunication facility with modifications to extend the term of the permit to ten years on a 40-acre parcel in the G (General, ten-acre minimum parcel size) Zone. The property is located approximately 8.5 miles northeast of Seligman, AZ and is identified as Assessor's Parcel Number 205-36-136.

Property Owner: El Paso Natural Gas Company, Houston, TX

Applicant: Arizona Public Service, Phoenix, AZ Representative: Staci Bentler, Phoenix, AZ County Supervisor District: 1 (Art Babbott)

IV. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

V. CONTINUATION OF STUDY SESSION IF NEEDED

Coconino County Planning and Zoning Commission Meeting of June 26, 2019

Board of Supervisors' Meeting Room County Administrative Center 219 East Cherry Flagstaff, Arizona

Members Present

Members Absent

None

Don Walters - Chairman
Tammy Ontiveros - Vice-Chair
Sat Best
Ray Mayer
John Ruggles
Tyanna Burton
Mary Williams
Jim Clifford

Staff Present

Jess McNeely, AICP, Assistant Director Bob Short, Principal. Planner Zach Schwartz, Sr. Planner Melissa Shaw, AICP, Long Range Planner Ashley DeBoard, Deputy County Attorney Aaron Lumpkin, Deputy County Attorney Irene Lokcik, Business Manager Rachel Davis, Planner Marty Hernandez, Recording Secretary

Chairman Walters called the meeting to order at 5:30PM. He noted procedures to the audience.

I. PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

May 29, 2019

MOTION: Commissioner Ontiveros moved to approve the May 29th, 2019 minutes as

written.

SECOND: Commissioner Ruggles seconded the motion.

VOTE: The Motion passed unanimously.

III. Consent Agenda

1. <u>Case No. DET-19-001</u> Determination as to Uses Not Listed: Heliport Use in the (Planned Residential Development) Zone.

MOTION: Commissioner Ruggles moved to approve the Consent Agenda as stated.

SECOND: Commissioner Williams seconded.

VOTE: The Consent Agenda passed unanimously.

IV. PUBLIC HEARINGS

1. Planning and Zoning Commission Bylaws. An update to the Commission Bylaws.

STAFF: Bob Short made a brief presentation.

MOTION: Commissioner Williams made the motion to approve the update to the

Commission Bylaws as presented by staff.

SECOND: Commissioner Ruggles seconded. **VOTE:** The motion passed unanimously.

2. <u>Case No. AM-19-002</u>: A Minor Amendment to the Coconino County Comprehensive Plan and Coconino County's adopted version of the Flagstaff Regional Plan 2030, Place Matters, to adopt the updated Bellemont Area Plan.

STAFF: Melissa Shaw summarized the staff report and gave a PowerPoint presentation.

DISCUSSION: Commissioner Best asked if the bridge would be expanded to accommodate movement of forest service products and what exactly would we get with the new bridge. Melissa stated it would be slightly widened, and truck traffic has been factored into the engineering. The pedestrian portion of the bridge was not accommodated by the governor's office. Commissioner Best was disappointed that pedestrians were not better accommodated by the governor.

Regarding access to forest service land, Melissa stated there are policies in the Bellemont Area Plan update regarding trails and access points into the forest. The Area Plan supports that Bellemont embrace the Flagstaff Trails Initiative so that there is coordination and thoughtful placement of trailheads, even though an exact system was not developed. Commissioner Best asked if the Area Plan Committee was on-going but Melissa said she thinks they need a break. If they were interested, the committee could be invited to reconvene on a special trails initiative for their community.

Chairman Walters asked for clarification on the proposed western bounds of the Area Plan boundary. Melissa stated it goes all the way to the edge of the industrial-zoned property. Chairman Walters suggested encompassing additional land to the west of the boundary for forest service products but was uncertain on how it is represented in the Regional Plan. It was railroad land before. Melissa requested a more detailed map to clarify and stated that the Committee had not considered this property. Chairman Walters

said Supervisor Babbott brought this up recently and that it should be explored. ParcelViewer was brought up to show this parcel as 20335013D, zoned open space (OS).

Vice-Chair Ontiveros thanked the Committee and Melissa for their hard work. Commissioner Ruggles echoed her sentiments and agreed that that overlooking this west property is an oversight and should be considered.

Jess McNeely said that the existing OS zoning can accommodate forest service products, however it will need to be analyzed in light of a possible industrial zone. Pros and cons of extending the boundary to this west lot and future zoning and development will need to be analyzed. Jay Smith with Forest Restoration can be consulted.

PUBLIC: Jeff Holloway, 11734 Monarch Drive Bellemont. Jeff's Speaker Card stated, "The build-out Bellemont scenario intends to preclude USFS land swaps in the foreseeable future. The parcel showing "future suburban" should be removed from the Flagstaff area plan." He wanted to emphasize that there is a strong desire to preserve the meadow.

Andy Follett, 4661 Bellemont Springs, Bellemont, and chair of the Bellemont committee. He stated that Mr. Holloway was correct, and the data survey is correct and also indicates that people want growth and development so they can modernize their community while preserving the natural environment. Andy said that have done their best to listen to the many different perspectives and find common ground. The symbol indicating "potential future suburban residential" on the Future Land Use Map and the associated policies is the best way staff and the Committee could reconcile the input from the Bellemont community.

COMMISSION: All Commissioners agreed for a continuance of 60 days (8/28/2019). **MOTION:** Commissioner Ruggles made a motion to continue the case until the hearing on August 28, 2019.

SECOND: Commissioner Clifford seconded.

VOTE: The vote was unanimous for a continuance until the August 28, 2019.

CONTINUANCE TO THE AUGUST 28, 2019 HEARING

3. <u>Case No. ZC-18-010 and SUB-18-004:</u> A request for a change of zoning regulations with approval of a master development plan to provide for modified RM-20/A standards where CH-10,000 standards currently apply and a 94-lot subdivision preliminary plat on two parcels totaling of 8.02 acres in the PC (Planned Community) Zone. The subject properties are located north of Shadow Mountain Drive and east of the Pilot Travel Center and the Days Inn in Bellemont and are identified as Assessor's Parcel Numbers 203-47-001F and a portion of 203-47-001M.

Property Owner: Flagstaff Meadows, LLC, Queen Creek, AZ
Property Owner: McCleve LC and DR Revocable Living Trust DTD, Queen

Applicant: Tim Campbell, Finesse Properties, Queen Creek, AZ

County Supervisor District: 3 (Matt Ryan)

STAFF: Bob Short summarized the staff report and gave a PowerPoint presentation. **DISCUSSION:** Concerns were stated regarding forest access for the development and the potential for the creation of multiple social trails. Mr. Short stated that the plat had been sent to Forest Service as with any new development, and no comments had been received from them. He stated that there are currently no trails in the area where connections could be made. Commissioner Best asked if detention basins would be used as open space by residents, and Mr. Short indicated they would be. Commissioner Mayer expressed a concern about impacts to traffic in the area. Mr. Short indicated a traffic impact analysis (TIA) had been completed and a left turn lane would be required. He also cited the many traffic improvements planned for the area including the roundabout and replacement of the interchange overpass that would mitigate traffic impacts.

APPLICANT: Mr. Cleeve, developer, Queen Creek, AZ, indicated he had listened to needs and desires of the community and designed around that. He addressed the roundabout and said it would ease traffic back-ups especially with truck traffic. Mr. Cleeve discussed the need for housing for employees in the area. He said parking was designed with over-sized garages for parking 2 cars and there were 45 spaces for guests. Water and sewer issues were addressed before beginning project, and services are expanding for water and wastewater (165,00 gallons/per day) to accommodate future growth.

Tim Campbell, Finesse Properties, said the fencing had been gone for years but there maybe some strands still lying around. If wildlife becomes an issue the builder is willing to put in a two-rail vinyl fence with a two access gates for the neighborhood.

PUBLIC: Andy Follet, also asked for a review of parking and commercial needs for the commercial space. Andy is wanting this development for the community as growth is warranted.

Carol Vernon, 2608 E. Turney, supports the plan and thinks it is a nice well thought out development. She likes the roundabout as it keeps traffic flowing in a quiet manner. She compliments the staff and appreciates their work.

COMMISSION: All commissioners agreed they could make the findings.

MOTION: Commissioner Ruggles made the motion to approve ZC-18-010 with conditions as stated by staff in the analysis.

SECOND: Commissioner Burton seconded the motion.

VOTE: The vote was unanimous.

MOTION: Commissioner Ruggles made the motion to approve SUB-18-004.

SECOND: Commissioner Burton seconded.

VOTE: The vote was unanimous.

4. <u>Case No. CUP-19-024:</u> A request for Conditional Use Permit renewal (of CUP-14-012) for a horse boarding facility and equestrian events center on an 18.62-acre parcel

in the G (General, ten-acre minimum parcel size) Zone. The property is located at 3090 Old Munds Highway in and is identified as Assessor's Parcel Number 116-12-002W.

Property Owner/Applicant: Susan Wolfe, Flagstaff, Arizona County Supervisor District: 3 (Matt Ryan)

STAFF: Mr. Schwartz summarized the staff report and gave a PowerPoint presentation. Mr. Schwartz recommended that Condition #3 be struck ("and a building permit shall be obtained") since the applicant has already taken care of that. He also noted that condition #18, the language needs to be corrected from 5 to 10 years. Commissioner Ruggles pointed out that Condition #8 needs to be corrected regarding the outdoor lighting shall be consistent with Provision of Section 27 now should read Section 4.3.

APPLICANT: Susan Wolfe said there is only one RV space now and has added the fire hydrant. Susan has read the staff report and agrees with the modifications that needs to be done.

PUBLIC: NA

COMMSISSION: All commissioners agreed that they could make the findings for a ten-year renewal.

MOTION: Commissioner Williams moved to approve the conditional use permit request with the conditions that Condition #3 be struck "and a building permit shall be obtained"; Condition #18 the language needs to be corrected from 5 to 10 years; Condition #8 refer to section 4.3.

SECOND: Commissioner Ruggles seconded

VOTE: The vote was unanimous for approval of CUP-12-024 with a modification to condition #3 to strike "and a building permit shall be obtained", a modification to condition #8 to strike "Section 27" and replace it with "Section 4.3" and a modification to condition #18 the to be corrected from 5 to 10 years.

5. Case No. ZC-19-005: A request for a Zone Change to change a 6.8 acre portion of a parcel in the G (General, 10 acre minimum parcel size) Zone and a .7 acre portion of the parcel in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone to RR 2 ½ (Rural Residential, 2 ½ acre minimum parcel size) Zone. The total area subject to the Zone Change is a 7.5 acre portion of a 14.42 acre parcel. The parcel is located at 1393 Mountainaire Road and is also identified as Assessor's Parcel Number 115-06-001A.

Property Owner: FE and NJ Patton Revocable Trust DTD,

Cottonwood, AZ

Applicant: Naomi Patton Watkins, Cottonwood, AZ

County Supervisor District: 3 (Matt Ryan)

STAFF: Bob Short summarized the staff report and gave a PowerPoint presentation.

APPLICANT: Naomi Patton Watkins did not speak but agreed with the staff

report.

PUBLIC: N/A

COMMSISSION: The Commissioners agreed they could make the findings.

MOTION: Commissioner Ruggles made the motion to approve.

SECOND: Commissioner Burton seconded.

VOTE: The vote to approve the zone change was unanimous.

6. <u>Case No. CUP-19-026</u>: A request for a Conditional Use Permit for a helistop on a 5.19 acre parcel in the PRD (Planned Residential Development) Zone. The property is located at 18011 S Dixie Lane in Foxboro Ranch subdivision and is identified as Assessor's Parcel Number 401-81-047.

Property Owner: Foxboro Ranch, LLC, Munds Park, Arizona

Applicant: Neal Jones, Chandler, AZ

Representative: Skip Osbourne, Flagstaff, AZ County Supervisor District: 3 (Matt Ryan)

STAFF: Bob Short summarized the staff report and gave a PowerPoint presentation.

Chairman Walters informed everyone that he was a past owner in Foxboro and a current 50/50 owner in land across the interstate.

APPLICANTS: Tony Cullum, attorney, does not feel like Chairman Walters past ownership in the development and current land ownership across the highway is a conflict. Mr. Cullum spoke noting the landing location/flight path/ and winds would not be an issue for the Foxboro Ranch neighborhood. Guy Ecklund passed out maps and information out for review as Mr. Cullum spoke. The owner had no issues with meeting the conditions. Flight path and landing spot will remain the same every time, no exceptions. A map was distributed as a visual. The flight path was specifically designed to not go over the residences. Mr. Cullum indicated the HOA supports the CUP.

Skip (James) Osborne did decibel reviews over Foxboro. He reviewed findings/readings with the committee and answered all questions.

Neil Jones-Chandler, AZ presented his case on a personal level of family and community. He stated he was willing to meet as all conditions and protect the privilege if approved.

PUBLIC: Telephonically: Brooke Afshari, Phoenix, AZ, wanted the word "primarily" taken out of the conditions, so the helicopter could only land at the helistop (taken from e-mails between Ms. Afshari and Mr. Short) stated her concerns were addressed by the Commission and she had no further questions.

COMMSISSION: Commissioner Williams asked what happens if weather conditions changed. Neal stated that he had options to land at the airport and drive to house. Commissioner Ruggles asked if the applicant was okay with a 3-year approval and understood the conditions. Neal said he would be very happy with a 3-year approval so that would give him a chance to prove that he is willing to meet the conditions.

Chairman Walters had originally petitioned for two places for helicopters to land in the subdivision but no longer had the plot plan (stated for the record). Commissioner Best stated he could make findings. Commissioner Ruggles stated he could make the findings as Hwy 17 also creates noise levels. Commissioner Williams stated he could make the findings make the findings.

MOTION: Commissioner Ruggles made the motion to approve with conditions proposed by staff.

SECOND: Commissioner Williams seconded.

VOTE: The CUP passed unanimously.

IV. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

No one from the public spoke.

Chairman Walters adjourned the hearing at 8:30 pm.

V. CONTINUATION OF STUDY SESSION IF NEEDED

Chairman Walters stated the continuation of the study session was not needed.

	Chairperson, Coconino County Planning and Zoning Commission
ATTEST:	
Secretary Coconino County	
Secretary, Coconino County	
Planning and Zoning Commission	



Jay Christelman, Director

Date:

July 23, 2019

To:

Planning and Zoning Commission

From:

Department of Community Development

Subject:

Public Hearing and consideration of Case Number CUP-19-025, a request for a

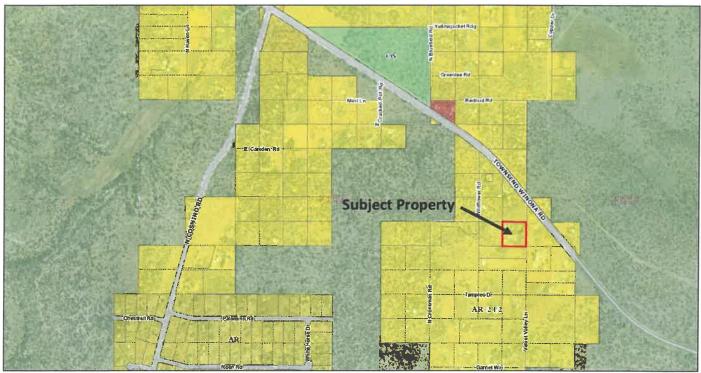
conditional use permit renewal and modification for a taxidermy Cottage

Industry with a new 40' metal storage container.

Executive Summary

Recommendation: Staff recommends approval with the six recommended conditions below.

Location: The parcel is located at 5910 Velvet Valley Lane in the Doney Park area in and is also identified as Assessor's Parcel Number 303-19-004G.



Vicinity Map

Parcel Size: 2.5 acres

Zoning: AR 2-1/2 (Agricultural Residential, 2.5 acre minimum parcel size)

Supervisor District: 4 (Jim Parks)

Applicant/Owner: Chris and Shelley Favour- Flagstaff, AZ

Background Information

Case History

This use was originally approved in 2011 (CUP-11-033) with six conditions. At its first renewal in 2014 (CUP-14-024) staff noted that all conditions were met, no complaints had been raised, and that the property was very well maintained. Staff noted a new and unapproved sign in 2014 and informed the applicant of the need for a Sign Permit. The applicant promptly submitted the required Sign Permit, which was approved by staff as it met all requirements.

Surrounding Land Uses/Zoning							
	Land Use	Zoning					
On Site	Residential with Cottage Industry	AR-2 ½					
North	Residential	AR-2 ½ AR-2 ½ AR-2 ½					
South	Residential						
East	Residential						
West	Residential	AR-2 ½					
	Natural Features						
Topography/Vegetation	The property is relatively flat with a great deal of well- maintained landscaping and a man-made water feature						

Subject Property



Aerial Photo



Outside of Accessory Structure for Cottage Industry



Inside of Cottage Industry Structure



Permitted Freestanding Sign



Requested 40' x 8' Metal Storage Container





New proposed signs approximately 2 sq/ft each

Proposed Uses

Modification- Additional Cottage Industry Workspace

In 2015 the applicant constructed a 780 square foot addition to the existing workshop structure used for the Cottage Industry. Staff conditioned the Building Permit (BD-15-1088) with a note that the additional space would not be used for the Cottage Industry without a modification of the use permit, seeing that it would be a major modification to the approved space for the Cottage Industry. The applicant has been using the extra space for a small, 10'4" by 10'6" personal office and a place to store their own personal taxidermy pieces. Staff verified upon site visit for this case that the areas were not in use for the Cottage Industry.



Photo of parts of addition- Office wall shown only, shares wall with window on right to open area.

The applicant does not currently have plans to use the extra space for the Cottage Industry but would like the ability to do so if desired in the future. Section 3.6.C.3 states that 'The Cottage Industry may be conducted either within the Dwelling or an accessory structure, or both, provided that not more than 50% of the *combined floor area* shall be used in the conduct of the Cottage Industry'. The applicant's home is 2,400 square feet with the accessory structure measuring 2,080 altogether, so the additional space for the Cottage Industry meets the Zoning Ordinance standard (2,400 + 2,080 = 4,480/2 = 2,240). Staff supports this modification.

Modification- Additional Signage

When staff visited the site two additional signs of approximately 2 square feet each were documented, which are barely visible from the street. The applicant already has a 6 square foot freestanding sign which is the maximum allowed under Section 3.6.C.4 (see photos above in

'Subject Property' section). Because Cottage Industries are not supposed to have the outward appearance of a business and fit well into the character of a neighborhood, waivers for signage are seldom supported by staff or approved by the Commission. However, due to their small size, limited visibility from the street, and the fact that they do not make the business out of character for the neighborhood, staff supports this request.

New Use- 40' Metal Storage Container

When staff visited the site an unpermitted 40' Metal Storage Container was documented. The applicant uses the container for personal storage for their family. The unit was yellow and located directly south of the existing garage on the site. Staff discussed with the applicant that a unit of that size requires a Conditional Use Permit, and that the typical requirement is that the unit be painted to blend in with the surrounding environment or to match existing structures on the site. The applicant immediately painted the unit an earthtone color to match the adjacent garage. The unit fits into the property and the neighborhood and meets all other requirements for Metal Storage Containers, so staff supports the request.



Yellow container at staff's first visit



Applicant quickly painted the unit by 7/22/2019

Citizen Participation

Letters were mailed out to neighbors within 300 feet of the subject property with no response. The Community Development Director waived the requirement for a formal Citizen Participation Plan considering the relatively minor scope of modification.

Analysis

Approval of renewals is typically based on compliance with the original conditions of the use permit as well as general compliance with County codes and ordinances. This Cottage Industry has been very well maintained over the years and there were just a few minor issues that needed to be documented and approved with this request. The applicant has shown that they are willing and able to work with County staff and to comply with any requirements. Staff supports approval of the requested modifications and new storage container for the maximum

duration that a Cottage Industry is approvable, which is limited to five years in the Zoning Ordinance.

Recommendation of Staff

Staff recommends approval of Case Number CUP-19-025 subject to the following conditions:

- 1. The Cottage Industry shall be operated as shown on the approved site plan, and in accordance with the provisions of Section 3.6: Cottage Industries. Any further additions to the accessory structure housing the Cottage Industry shall require a modification of this use permit.
- 2. There shall be no outdoor storage of materials related to this Cottage Industry other than the existing hoist located behind the garage.
- 3. A waiver is hereby approved to allow the two, 2 square foot signs attached to the garage in addition to the existing 6 square foot freestanding sign. No additional signage shall be permitted.
- 4. Any odors generated by the use shall not be detectable beyond the property line.
- 5. The Metal Storage Container shall be located adjacent to the existing garage. The paint shall be kept in good condition and match the colors of existing structures on the site. The unit may not be used for any storage related to the Cottage Industry.
- 6. This use permit shall be valid for a period of five years to expire July 31, 2024. If the use is desired beyond that date, an application for renewal shall be submitted before expiration.

Respectfully submitted,

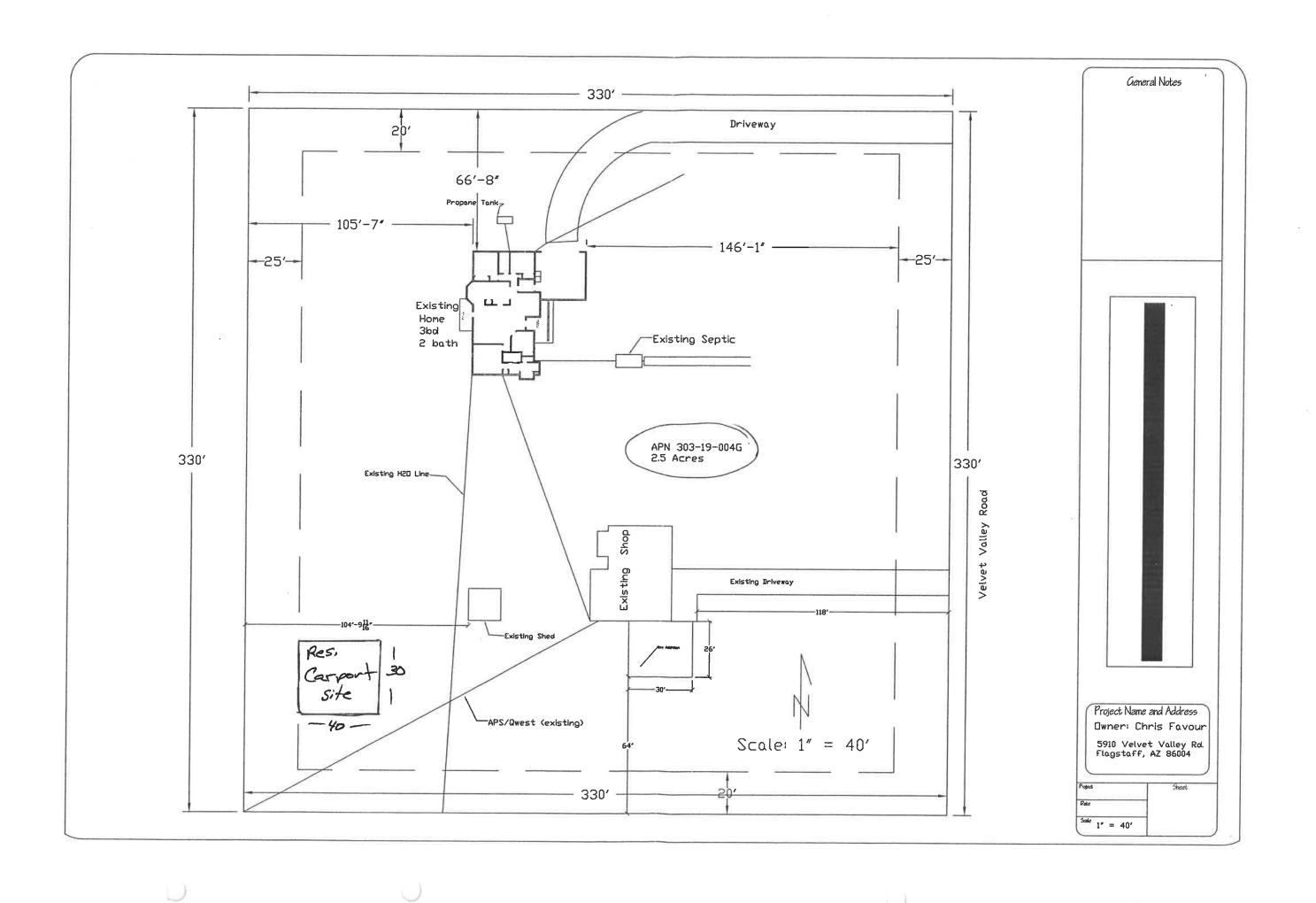
Jess McNeely, AICP, Assistant Director

Prepared by Zach Schwartz, Senior Planner









Mount-N-View Taxidermy

5910 Velvet Valley Lane, Flagstaff, AZ 86004

APN 303-19-004G

CUP - 14-024

To: Coconino County Community Development

Re: Renewal & Extension Request of CUP 11-033

We currently hold a Conditional Use Permit as a Cottage Industry. We are zoned Agricultural Residential on a 2.5 acre parcel.

Our business is a taxidermy studio where we employ one to two individuals, dependant upon the time of year. During the months of September through December we do most of our work. The summer months are not as busy for us in our industry. We have a studio where we hold completed items for our customers and a small work area in the same building. Approximately 1/8th or less of our 2.5 acres are utilized for our business.

We have had a Conditional Use Permit since 2011 with no complaints at any time from anyone. In fact, we are praised by many neighbors quite often regarding our beautiful home and business as well as our curb appeal. We pride ourselves in our reputation, organization, landscaped and well groomed studio at our home.

We wish to extend our Conditional Use Permit to a minimum 20 year renewal considering our tremendous record and complaint free history.

We respectfully request your approval in granting Mount-N-View Taxidermy a 20 year renewal extension.

Please contact Shelley at (928) 266-6621 if you require anything further regarding this request.

Sincerely,

Chris Favour

Property Owner

45,201

Shelley Favour

Property Owner

Dated

Dated





Jay Christelman, Director

Date:

July 31, 2019

To:

Planning and Zoning Commission

From:

Department of Community Development

Subject:

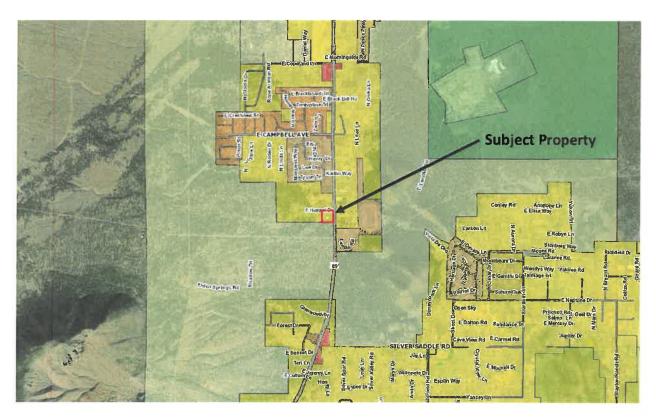
Public Hearing and consideration of Case Number CUP-19-028, a request for

conditional use permit renewal of CUP-10-069 for 100-foot wireless

telecommunication facility.

Executive Summary

Location: The parcel is located at 10380 N US Highway 89 in Doney Park (Timberline) and is also identified as Assessor's Parcel Number 301-33-005A.



Vicinity Map

Recommendation: Staff recommends approval with the five (5) recommended conditions below.

Parcel Size: 9.38 acres

Supervisor District: # 2 (Elizabeth Archuleta)

Current Zoning: AR-2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size)

Applicant: Smartlink, LLC, Scottsdale, Arizona

Owner: AT&T, St. Louis, Missouri

Representative: Lisa Sennott, Scottsdale, Arizona

Background Information

Background

The wireless facility was originally constructed on the subject property in 2011 and has been in operation since that time. It serves as a multi-function telecommunications facility within a 30,000 square foot fenced compound set back approximately 150 feet from Highway 89. It is located at the southeast corner of the 9.36-acre site where it blends with the nearby ponderosa forest. This site is within the boundaries of the *Doney Park Timberline Fernwood Area Plan* and was required to meet the Design Review Overlay Guidelines when originally approved. The cell tower was established in an existing public utility complex at the south side and adjacent to the national forest land, and this made it less noticeable and helped retain the general character of the Highway 89 corridor.

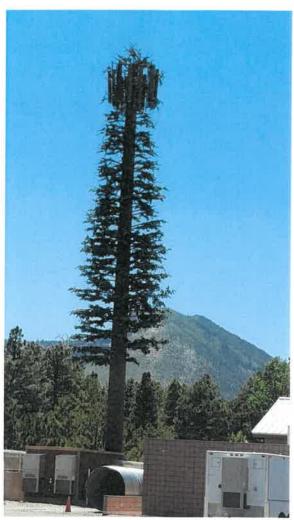
Surrounding Land Uses/Zoning						
	Land Use	Zoning				
On Site	The wireless facility, a garage and maintenance buildings, a 3,094 square foot building housing an equipment room, control rooms, and restrooms, and an 8,000 square foot underground building	AR-2 ½				
North	Residential	AR-2 ½				
South	National Forest	AR-5				

East	Highway 89 and Residential	AR-2 ½
West	Residential	AR-2 ½
	Natural Features	
Topography	Primarily	Level
Natural Resources	Shrub vegetation; pondero	sa and deciduous trees



Aerial Photo





Staff Analysis

The application was originally approved by the Commission on January 4, 2011. It expired 3 ½ years ago on January 4, 2016 and is not able to be approved administratively. Staff has visited the site and verified that the original conditions of approval shown in the attached resolution remain in effect. Staff does not see any purpose in reducing the term of the permit and recommends a ten-year term for the renewal, the maximum allowed by Section 3.9.C.3.k of the Zoning Ordinance for wireless facilities.

Recommended Conditions of Approval

- 1. The height of the tower shall be limited to 100 feet. The tower shall be designed to accommodate three additional carriers. Land shall be made available for such co-locations.
- 2. The tower shall be a monopine with a shape as illustrated in the photo simulations submitted with this application and subject to the approval of the Director of Community Development. The lowest branches shall be no higher than the tops of the surrounding ponderosa pine trees. The pole below the branches shall be painted brown to simulate bark. The antennas shall be painted to match the colors of the monopine. The buildings associated with this use shall be painted a natural earthtone color consistent with the existing buildings on site.
- 3. There shall be no lights on the tower.
- 4. This use permit shall be valid for a period of five years to expire July 31, 2029, before which time a new application shall be submitted for renewal if continuation of the use beyond the expiration date is desired.
- 5. If the tower becomes obsolete, the applicant shall remove it within 60 days of termination of use.

Recommendation: Staff recommends renewal of CUP-09-071 with approval of CUP-19-028 subject to the five (5) recommended conditions.

Respectfully submitted,

Jess McNeely, AICP, Assistant Director Prepared by Bob Short, Principal Planner

Attachment:

Planning and Zoning Resolution 3054, dated January 4, 2011

RESOLUTION NO. 3054

A RESOLUTION OF THE COCONINO COUNTY PLANNING AND ZONING COMMISSION

GRANTING A CONDITIONAL USE PERMIT

The Planning and Zoning Commission of Coconino County does resolve as follows:

SECTION 1: The Planning and Zoning Commission does hereby find and determine that an application was duly initiated by <u>AT&T Mobility, LLC, Phoenix, Arizona</u> (Case No. CUP-10-069), with respect to the real property described as follows:

9.38 acres in the AR 2 ½ (Agricultural Residential, 2½ acre minimum parcel size) Zone located at 10380 N. Highway 89 in the Doney Park area and identified as Assessor's Parcel Number 301-33-005A,

requesting a Conditional Use Permit for a 100 foot wireless communication facility (monopine), that a hearing was duly set for Tuesday, January 4, 2011, at 5:30 P.M. in the Board of Supervisors' Meeting Room, County Administrative Center, 219 East Cherry Street, Flagstaff, Arizona; and a notice of the date, time, place and purpose of aforesaid hearing was posted in the area; that a hearing was duly held at aforementioned time and place.

SECTION 2: The Planning and Zoning Commission further finds and determines that facts DO exist as required in the Coconino County Zoning Ordinance justifying the granting of a Conditional Use Permit Case No. CUP-10-069.

SECTION 3: Based on the aforementioned findings, the Commission hereby GRANTS with respect to the property described in Section No. 1 above, a Conditional Use Permit subject to the following conditions:

- 1. The height of the tower shall be limited to 100 feet. The tower shall be designed to accommodate three additional carriers. Land shall be made available for such colocations.
- 2. The tower shall be a monopine with a shape as illustrated in the photo simulations submitted with this application and subject to the approval of the Director of Community Development. The lowest branches shall be no higher than the tops of the surrounding ponderosa pine trees. The pole below the branches shall be painted brown to simulate bark. The antennas shall be painted to match the colors of the monopine. The buildings associated with this use shall be painted a natural earthtone color consistent with the existing buildings on site.
- 3. There shall be no lights on the tower.
- 4. A building permit shall be obtained prior to the initiation of construction.

Resolution No. 3054 Case No. CUP-10-069 Page Two

- 5. This use permit shall be valid for a period of five years to expire January 4, 2016, before which time a new application shall be submitted for renewal if continuation of the use beyond the expiration date is desired.
- 6. If the tower becomes obsolete, the applicant shall remove it within 60 days of termination of use.

SECTION 4: This action shall become final fifteen (15) days after the date of adoption of this Resolution unless during that time a written appeal is taken to the Coconino County Board of Supervisors.

SECTION 5: The Secretary shall certify to the adoption of this Resolution and shall transmit a copy to the applicant(s).

ADOPTED and APPROVED this 4th day of January, 2011.

Chairperson, Coconing County
Planning and Zoning Commission

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning and Zoning Commission of Coconino County at a regular meeting thereof held the <u>4th</u> day of <u>January</u>, 2011, by the following vote of the Commission:

AYES:

Buzzard, Cooper, Doggett, Flores, Ontiveros, Sacher, Taylor

NOES:

None

ABSTENTIONS:

None

ABSENT:

Baca, Best

Secretary, Coconino County Planning and Zoning Commission

PROJECT INFORMATION

CLIENT REPRESENTATIVE

CONTACT: PHONE: E-MAIL:

PROJECT OWNER ADDRESS:

CONTACT: PHONE: E-MAIL:

PROFESSIONAL COMPANY:

CONTACT: PHONE: E-MAIL: PROPERTY OWNER

COMPANY:

CONTACT: PHONE: E-MAIL: TOWER OWNER COMPANY:

SMARTLINK, LLC 8502 E. VIA DE VENTURA, SUITE 220 SCOTTSDALE, AZ 85258 AHMED IORAL (732) 742-6575 AHMED.IQBAL@SMARTLINKLLC.COM

1010 PINE, 9E-L-01, ST. LOUIS, MO 63101.

WILSON-DESBOIS ALEXANDER UNKNOWN AD122P@ATT.COM

TRYLON TSF 1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TX 75038

KATYA SERAVALLE KATYA.SERAVALLE@TRYLON.COM

UNKNOWN

UNKNOWN

20830 N. TATUM BLVD., #400 PHOENIX, AZ 85050

TURF VENDOR IS NOT TO REMOVE ANY ITEMS THAT ARE FOR "HOUSE CLEANING". ONLY TO PERFORM WORK ASSOCIATED WITH OUR ASSIGNED PROJECTS SOW OR WORK THAT IS TO PREVENT STRUCTURAL AND MOUNT FAILURES AS WELL AS SPACING ISSUES PER AT&T 4.0 CONTRACT.

GENERAL NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, PORTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED

SITE INFORMATION

LATITUDE:

35.2894500

LONGITUDE:

-111.5426300°

LAT / LONG TYPE:

NAD 83 6750' AMSL

GROUND ELEVATION:

301-33-005A

AREA OF CONST.

ZONING/JURISDICTION: COCONINO COUNTY

CURRENT ZONING:

AGR. RES

EXISTING

COUNTY: COCONINO COUNTY

EXISTING USE:

HANDICAP

UNMANNED TELECOMMUNICATION FACILITY

REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.



PROJECT INFORMATION

F402 AZL02402 ATTID

LTE 2C PTN: 3901A0J322 LTE 3C PTN: 3901A0J2WB

FA: 10145625 USID: 115885

VICINITY MAP 10.52.56 0 NOT TO SCALE

DRIVING DIRECTION:

FROM 1010 PINE, 9E-L-01, ST. LOUIS, MO 63101, USA: TAKE N TUCKER BLVD TO 1-44, FOLLOW I-44 AND I-40 W TO COCONINO COUNTY. TAKE EXIT 211 FROM I-40 W, TAKE TOWNSEND WINONA RD TO YOUR DESTINATION

RFDS NAME:

NUMBER OF TWIN QUADPLEXERS:

BUILDING CODES

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AH.) FOR THE LOCATION. THE EDITIONA OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

- BUILDING CODE: INTERNATIONAL BUILDING CODE 2012 ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2011 LIGHTNING PROTECTION CODE: NFPA 780-2012, LIGHTNING
- PROTECTION CODE EIA/TIA 222G

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.



CALL 811 or (800) 782-5348 WWW.ARIZONA811.COM

CONTRACTOR TO CALL TO VERIFY LEAST TWO WORKING DAYS PRIOR TO DIGGING

REVISION: V1.00 DATE: 08/15/2018 NUMBER OF SECTORS: NUMBER OF ANTENNAS: NUMBER OF TMA UNITS: NUMBER OF RRH UNITS: NUMBER OF FIBER/DC SQUIDS: NUMBER OF DC SQUIDS: NUMBER OF FIBER CABLES: NUMBER OF DC CABLES: NUMBER OF COAX CABLES: NUMBER OF QUAD WCS FILTERS NUMBER OF RET LINES: 0

RFDS DATA

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T RF ENGINEER	DATE	ZONING VENDOR	DATE
AT&T PROJECT MANAGER	DATE	LEASING VENDOR	DATE
AT&T OPERATIONS	DATE	CONSTRUCTION MANAGER	DATE
SITE ACQUISITION MANAGER	DATE	PROPERTY OWNER	DATE

JURISDICTIONAL APPROVALS

PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF: CHANGES ON THE EXISTING TOWER TYPE:

- REMOVE (2) ANTENNA (1) PER SECTOR FOR (3) SECTORS, (6) TOTAL
- RELOCATE (1) THA (1) PER SECTOR FOR (3) SECTORS, (3) TOTAL REPLACE (1) RRH (1) PER SECTOR FOR (3) SECTORS, (3) TOTAL REPLACE (1) ANTENNA (1) PER SECTOR FOR (3) SECTORS, (3) TOTAL NEW (1) RRH (1) PER SECTOR FOR (3) SECTORS, (3) TOTAL

CHANGES ON THE EXISTING AT&T EQUIPMENT ENCLOSURE AREA: REMOVE EXISTING ALPHA CORDEX +24V DC POWER PLANT

NEW EMERSON "NETSURE 7100" -48VDC POWER PLANT [NEQ.19475] OUTFITTED WITH
(8) HE 2KW -48VDC RECTIFIERS [NEQ. 15930] & (3) HE 1.5KW -48VDC/+24VDC
CONVERTER MODULES [NEQ. 15929].

- AC/DC SCOPE:

 DC POWER PLAN REVIEW

 NEW DC BREAKERS IN THE NEW REPLACEMENT POWER PLANT AS FOLLOWS:
- .. (4) 15A [NEQ. 00706] 7705 SIAD

- •• (3) 150A [NEQ. 00714] UMTS
 •• (2) 20A [NEQ. 00716] B12/B14 AIRSCALE 320W AHLBA RRH
 •• (3) 50A [NEQ. 00710] B25/B66 AIRSCALE 320W AHFIB RRH
- (2) BOA [NEQ.00711] FUSE PANEL
 NO PERMANENT STANDBY GENERATOR, MINIMUM REQUIRED BATTERY BACKUP TIME IS 4.0 HOURS.

BATTERY CHECK:

REUSE EXISTING BATTERIES. SITE HAS (30) EXISTING MARATHON M12V155FT BATTERIES. REMOVE (2) CELLS. RECONFIGURE REMAINING (28) BATTERIES INTO (7) STRINGS (4 CELLS PER STRING) • -48VDC NOMINAL TO ACHIEVE 7.94 HRS OF BATTERY RESERVE CAPACITY, WHICH IS SUFFICIENT.

ELECTRICAL PANEL REVIEW:
SEE PANEL SCHEDULE

AZL02402

HVAC UNITS:

SITE HAS TWO EXISTING 5-TON SPLIT-SYSTEM HVAC UNITS, WHICH ARE SUFFICIENT.

	SHEET INDEX	
SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	3
A-1	OVERALL SITE PLAN	3
A-2	ENLARGED SITE PLAN	3
A-3	ANTENNA & EQUIPMENT PLANS	3
A-4	EXISTING & NEW - ELEVATIONS	3
E-1	EXISTING & NEW ELECTRICAL AC PANEL	3
G-1	NEW GROUNDING EQUIPMENT PLAN	3
		_

8502 E. VA DEVENTURA, SUITE 220 SCOTTSDALE, AZ 85258 OFFICE #: (480) 878-4881



1010 PINE, 9E-L-01, ST. LOUIS, MO 63101



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA CNLY.

		SUBMITTALS	
REV	DATE	DESCRIPTION	BY
A	10/20/18	FOR REVIEW	KAS
8	12/18/18	UPDATE AS PER REDLINE	SAR
0	01/04/19	ISSUE FOR CONSTRUCTION	AVM
1	05/03/19	UPDATE AS PER REMARKS	AVM
2	05/22/19	UPDATE AS PER REMARKS	KSN
3	05/24/19	UPDATE AS PER REMARKS	KSN
	A B O 1	REV DATE A 10/20/18 B 12/18/18 O 01/04/19 1 05/03/19 2 05/22/19	A 10/20/18 FOR REVIEW B 12/18/18 UPDATE AS PER REDLINE O 01/04/19 ISSUE FOR CONSTRUCTION 1 05/03/19 UPDATE AS PER REMARKS 2 05/22/19 UPDATE AS PER REMARKS



5-28-2019 Exp 9-30-2020

SITE INFORMATION

SITE NAME: ATT LD

SITE NUMBER: F402

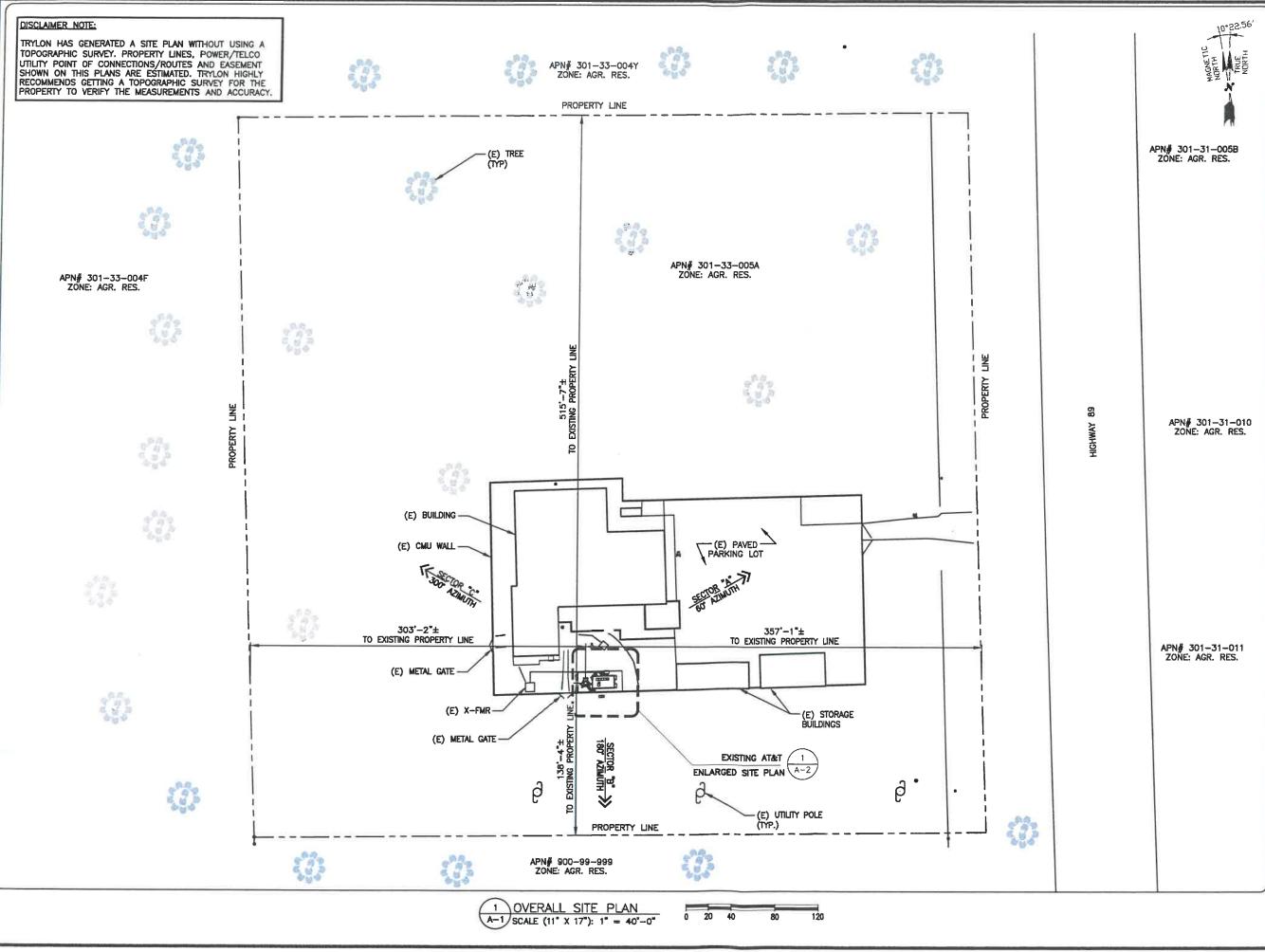
SITE ADDRESS: 10380 NORTH HIGHWAY 89, FLAGSTAFF, AZ 86004

SHEET DESCRIPTION

TITLE SHEET

SHEET No.

T-1





8502 E. VIA DEVENTURA, SUITE 220 SCOTTSDALE, AZ 85258 OFFICE #: (480) 878-4881



1010 PINE, 9E-L-01, ST. LOUIS, MO 63101



1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TEXAS 75038 1-855-669-5421

DRIVING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS							
REV	DATE	DESCRIPTION	BY				
A	10/20/18	FOR REVIEW	KAS				
3	12/18/18	UPDATE AS PER REDUNE	SAR				
0	01/04/19	ISSUE FOR CONSTRUCTION	AVN				
1	05/03/19	UPDATE AS PER REMARKS	AVM				
2	05/22/19	UPDATE AS PER REMARKS	KSN				
3	05/24/19	UPDATE AS PER REMARKS	KSN				



5-28-2019 Exp 9-30-2020

SITE INFORMATION

SITE NAME: ATT LD

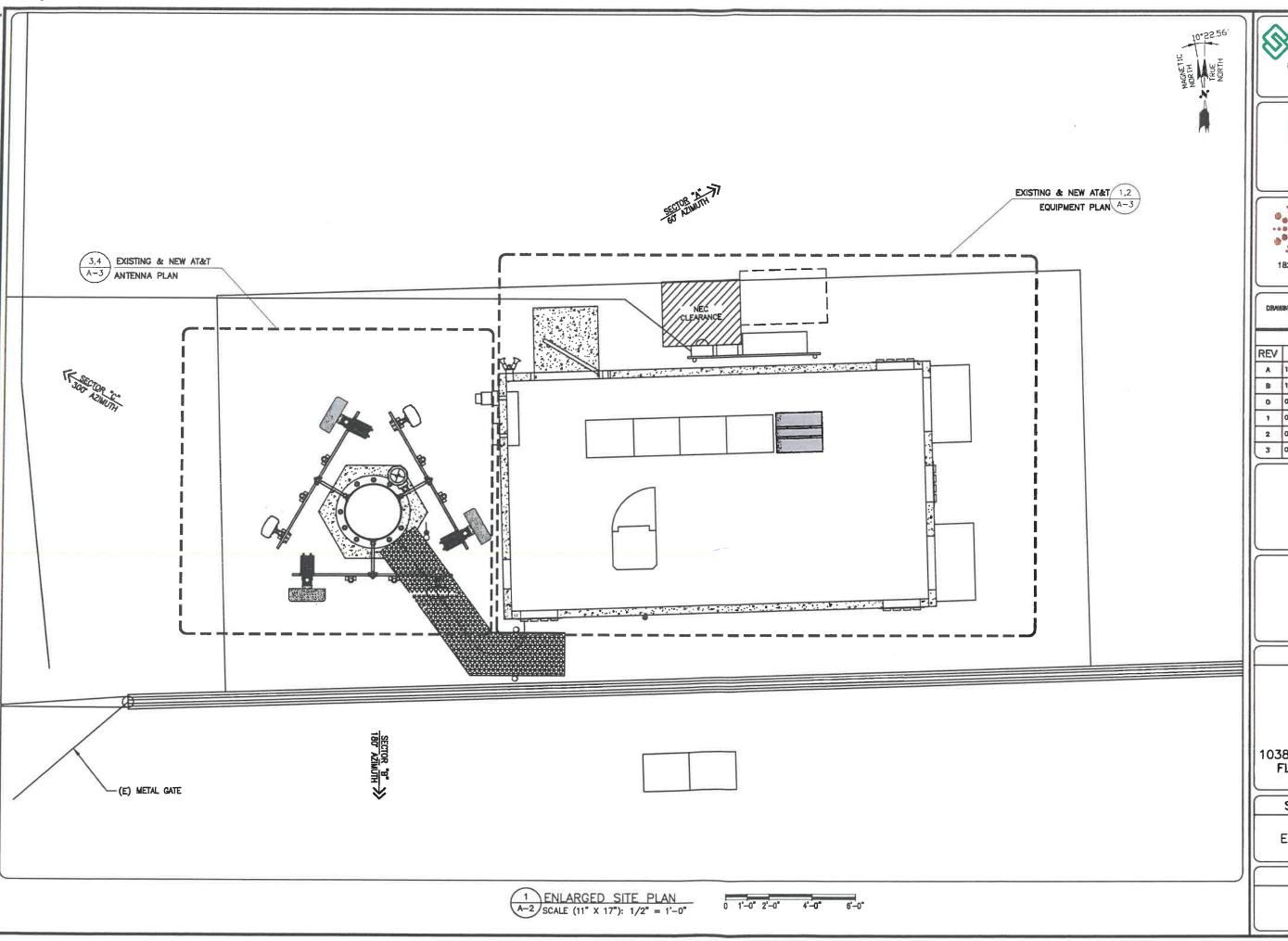
SITE NUMBER: F402

SITE ADDRESS: 10380 NORTH HIGHWAY 89, FLAGSTAFF, AZ 86004

SHEET DESCRIPTION

OVERALL SITE PLAN

SHEET No.





8502 E. VIA DEVENTURA, SUITE 220 SCOTTSDALE. AZ 85258 OFFICE #: (480) 878-4881



1010 PINE, 9E-L-01, ST. LOUIS, MO 63101



1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TEXAS 75038 1-855-669-5421

CRAHING SCALES: ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

	SUBMITTALS						
REV	DATE	DESCRIPTION	BY				
A	10/20/18	FOR REVIEW	KAS				
В	12/18/18	UPDATE AS PER REDLINE	SAR				
0	01/04/19	ISSUE FOR CONSTRUCTION	ANA				
1	05/03/19	UPDATE AS PER REMARKS	AVM				
2	05/22/19	UPCATE AS PER REMARKS	KSN				
3	05/24/19	UPDATE AS PER REMARKS	KSN				



5-28-2019 Exp 9-30-2020

SITE INFORMATION

SITE NAME: ATT LD

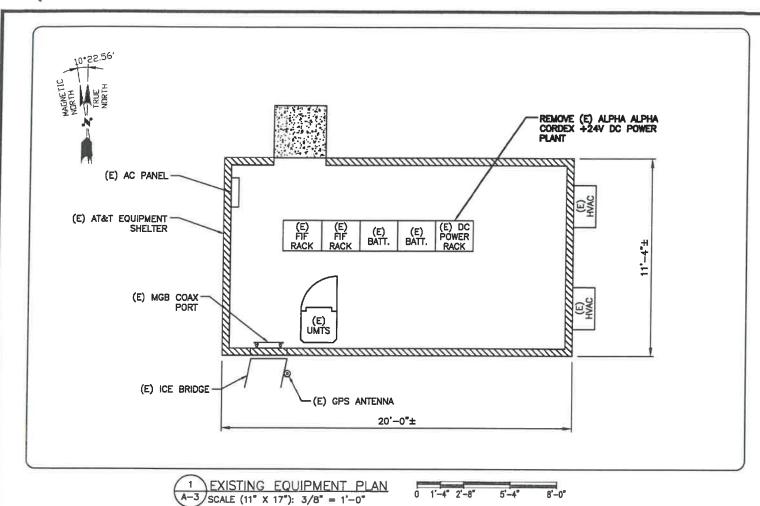
SITE NUMBER: F402

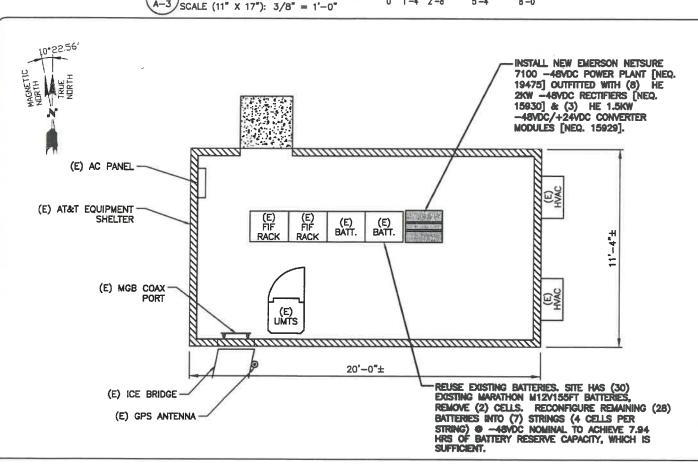
SITE ADDRESS: 10380 NORTH HIGHWAY 89, FLAGSTAFF, AZ 86004

SHEET DESCRIPTION

ENLARGED SITE PLAN

SHEET No.

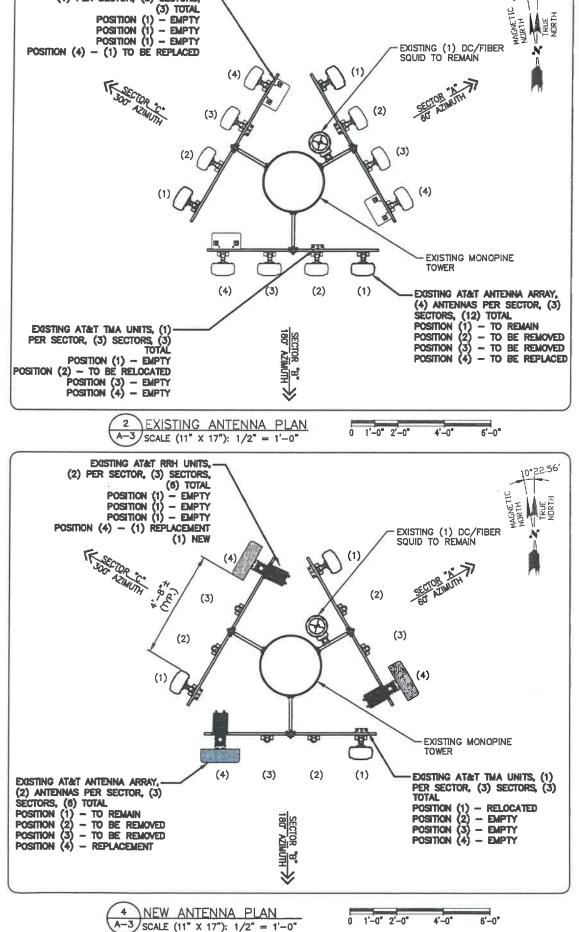




0 1'-4" 2'-8" 5'-4"

3 NEW EQUIPMENT PLAN

A-3 SCALE (11" X 17"): 3/8" = 1'-0"



EXISTING AT&T RRH UNITS .-

(1) PER SECTOR, (3) SECTORS,



8502 E. VIA DEVENTURA, SUITE 2: SCOTTSDALE. AZ 85258 OFFICE #: (480) 878-4881



7010 PINE, 9E-L-01, ST. LOUIS, MO 63701



1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TEXAS 75038 1-855-669-5421

DRAWING SCALES ARE INTERNOED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

		SUBMITTALS	
REV	DATE	DESCRIPTION	BY
A	10/20/18	FOR REVIEW	KAS
В	12/18/18	UPCATE AS PER REDLINE	SAR
0	01/04/19	ISSUE FOR CONSTRUCTION	AVM
1	05/03/19	UPDATE AS PER REMARKS	AVM
2	05/22/19	UPDATE AS PER REMARKS	KSN
3	05/24/19	UPDATE AS PER REMARKS	KSN
	A B O 1 2	REV DATE A 10/20/18 B 12/18/18 O 01/04/19 1 05/03/19 2 05/22/19	A 10/20/18 FOR REVIEW B 12/18/18 UPDATE AS PER REDLINE O 01/04/19 ISSUE FOR CONSTRUCTION 1 05/03/19 UPDATE AS PER REMARKS 2 05/22/19 UPDATE AS PER REMARKS



5-28-2019 Exp 9-30-2020

SITE INFORMATION

SITE NAME: ATT LD

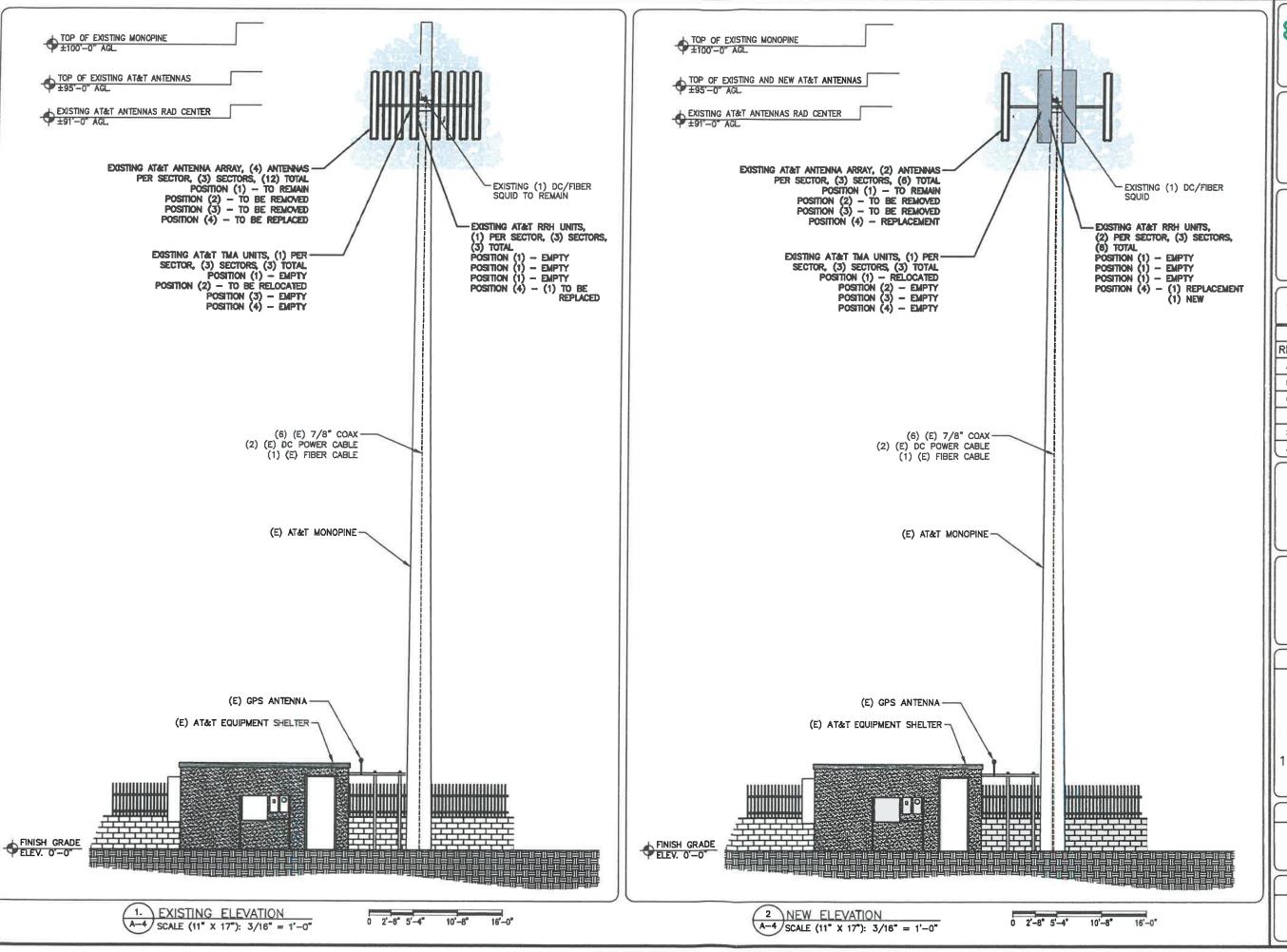
SITE NUMBER: F402

SITE ADDRESS: 10380 NORTH HIGHWAY 89, FLAGSTAFF, AZ 86004

SHEET DESCRIPTION

ANTENNA & EQUIPMENT PLANS

SHEET No.



⊗smartlink

8502 E. VIA DEVENTURA, SUITE 220 SCOTTSDALE. AZ 85258 OFFICE #: (480) 878-4881



1010 PINE, 9E-L-01, ST. LOUIS, MO 63101



1825 W. WALNET HILL LANE, SUITE 120 IRVING, TEXAS 75038 1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE

	SUBMITTALS						
REV	DATE	DESCRIPTION	BY				
А	10/20/18	FOR REVIEW	KAS				
B	12/18/18	UPCATE AS PER REDUNE	SAR				
0	01/04/19	ISSUE FOR CONSTRUCTION	AVM				
1	05/03/19	UPDATE AS PER REMARKS	AVM				
2	05/22/19	UPCATE AS PER REMARKS	KSN				
3	05/24/19	UPDATE AS PER REMARKS	KSN				



5-28-2019 Exp 9-30-2020

SITE INFORMATION

SITE NAME:

SITE NUMBER: F402

SITE ADDRESS: 10380 NORTH HIGHWAY 89, FLAGSTAFF, AZ 86004

SHEET DESCRIPTION

EXISTING & NEW - ELEVATIONS

SHEET No.

			A.	DC94K		LD / F40	X01 (EXI	STIALC	١		
							3-WIRE				
	AN BREA	KER				00		,		E (V):	240
DESCRIPTION	VA			POSN		12	POSN			VA	DESCRIPTION
	1740	nc		1	5400		2		nc	3660	
RECTIFIER #1	1740	nc	30	3	0400	5400	4	50	nc	3680	HVAC #1
DEOTES 42	1740	nc		5	5400	0.100	6		nc	3660	
RECTIFIER #2	1740	nc	30	7	0 8	5400	8	50	nc	3660	HVAC #2
RECTIFIER #3	1740	nc	30	9	1740		10				BLANK
NEO IF IER 90	1740	nc	30	11		1749	12	20	С	9	SMOKE DETECTOR
RECTIFIER #4			30	13	180	MIT IN	14	20	nc	180	INTERIOR RECEPTACLE
AND ALCOHOLD STATE OF THE PERSON OF THE PERS				15		840	16	20	mc	840	INTERIOR LIGHTS
RECTIFIER #6			30	17	240		18	20	nc	240	EXTERIOR LIGHTS
V Star Of Clinia Wall				19		180	20	20	nc	180	FIBER
RECTIFIER #8			30	21	Q		22				BLANK
			-	23		Ð	24				BLANK
RECTIFIER #7			30	25	0		26				BLANK
			**	27		10	28				BLANK
RECTIFIER #8			30	29	0		30				BLANK
			-	31	10,000	0	32				BLANK
RECTIFIER #9			30	33	0	11/4	34				BLANK
Di antic				35		.0	36				BLANK
BLANK		\perp		37	0		38				BLANK
BLANK			-	39		0	40				BLANK
EXTERIOR RECEPTACLE	180	inc.	20	41	180		42				BLANK
	PHAS	E TO	TALS	(VA):	12960	13589					

CONNECTED LOAD (kVA): 26.5

					PANEL						
					LTS, 1-F						
MAIN BREAKER RATING (A):								SYSTEM VOLTAGE (V): 240			
DESCRIPTION	VA	cinc	BKR	POSN	L‡	L2	POSN	BKR	c/nc		DESCRIPTION
EMERSON RECTIFIERS #1 & #2*	2000	ne	30	1	5660	200	2	50	nc	3660	HVAC #1
	2000	nc	-	3		5660	4		nc	3660	
EMERSON RECTIFIERS #3 & #4*	2000	пс	30	5	5660		6	50	ne	3660	HVAC #2
	2000	ΠĊ		7		5660	8		пс	3660	
EMERSON RECTIFIERS #8 & #6*	2000	nc	30	9	2000		10				BLANK
	2000	nc	50	11		2009	12	20	C	9	SMOKE DETECTOR
MERSON RECTIFIERS #7 & #8*	2000	nc	30	13	2180		14	20	nc	180	INTERIOR RECEPTACLE
MARCON INCOMEDIA ME G. PO	2000	ne	30	15		2840	16	20	ne	840	INTERIOR LIGHTS
SPARE (OFF)*			30	17	240		18	20	nc	240	EXTERIOR LIGHTS
			30	19	W = W	180	20	20	กต	180	FIBER
SPARE (OFF)*			30	21	0		22				BLANK
of ARE (OFF)			30	23	11	0	24		П		BLANK
SPARE (OFF)*			30	25	0	479,000	26				BLANK
of Aut (Off)			30	27	EW	0	28				BLANK
SPARE (OFF)			30	29	0		30				BLANK
or ARE (OFF)			30	31		0	32				BLANK
SPARE (OFF)*			30	33	0		34				BLANK
			00	35	7-W.,	0	36				BLANK
BLANK				37	0	WIN.	38				BLANK
BLANK				39	- 23	0	40				BLANK
EXTERIOR RECEPTACLE	180	ne	20	41	180		42				BLANK
	PHAS	E TO	TALS	(VA):	15740	16349					
CURRENT PER PHASE (A):					133	136	Amperes/phase cannot exceed main breaker rating				

CONNECTED LOAD (kVA): 32.1

PANEL CAPACITY (kVA): 48.0

PANEL LOADING (100% non-cont. load) (kVA): 32.1 PANEL LOADING (125% continuous load) (kVA): 0.0

PANEL LOADING (TOTAL) (kVA): 32.1 SPARE CAPACITY (kVA): 15.9

1. CHANGES AND NEW CIRCUITS ARE INDICATED IN BOLD FONT WITH AN ASTERISK (*)
2. INSTALL (8) NEW EMERSON RECTIFIERS, CONNECT TO EXISTING 30A/2P CIRCUIT BREAKERS AS SHOWN.

3. SWITCH OFF UNUSED 30A/2P BREAKERS, RELABEL AS "SPARE".

4. UPDATE PANEL DIRECTORY.

8502 E. VIA DEVENTURA, SUITE 220 SCOTTSDALE. AZ 85258 OFFICE ∰: (480) 878—4881



1010 PINE, 9E-L-01, ST. LOUIS, MO 63101



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

		SUBMITTALS	
REV	DATE	DESCRIPTION	BY
A	10/20/18	FOR REVIEW	KAS
В	12/18/18	UPCATE AS PER REDLINE	SAR
0	01/04/19	ISSUE FOR CONSTRUCTION	AVIA
1	05/03/19	UPDATE AS PER REMARKS	AVA
2	05/22/19	UPCATE AS PER REMARKS	KSN
3	05/24/19	UPDATE AS PER REMARKS	KSN



5-28-2019

Exp 9-30-2020

SITE INFORMATION

SITE NAME: ATT LD

SITE NUMBER: F402

SITE ADDRESS: 10380 NORTH HIGHWAY 89, FLAGSTAFF, AZ 86004

SHEET DESCRIPTION

EXISTING & NEW ELECTRICAL AC PANEL

SHEET No.

E-1

2 NEW ELECTRICAL AC PANEL

PANEL CAPACITY (kVA): 48.0

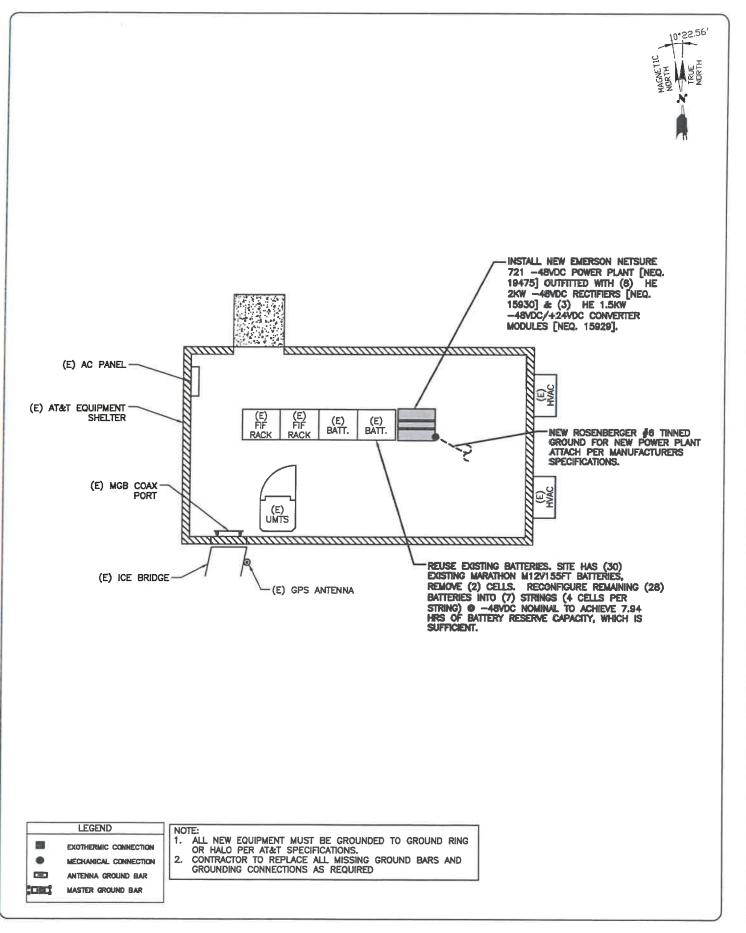
SPARE CAPACITY (kVA): 21.5

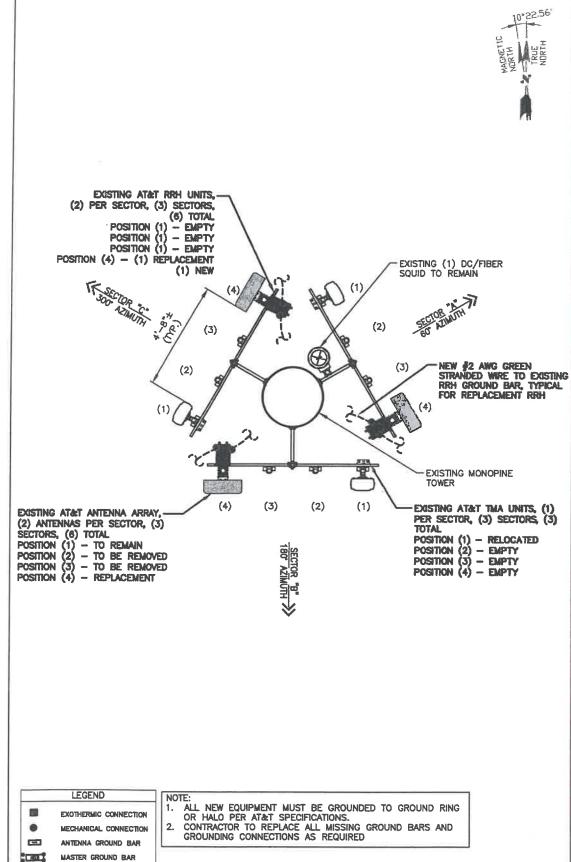
1. EXISTING RECTIFIERS WILL BE REMOVED AS PART OF DECOMMISSIONING THE EXISTING DC POWER PLANT.

PANEL LOADING (TOTAL) (kVA): 26.5

PANEL LOADING (100% non-cont. load) (kVA): 26.5

PANEL LOADING (125% continuous load) (kVA): 0.0







8502 E. VIA DEVENTURA, SUITE 220 SCOTTSDALE AZ 85258 OFFICE #: (480) 878-4881



1010 PINE. 9E-L-01, ST. LOUIS, MO 83101



825 W. WALNEST HELL LANE, SUITE 120 IRVANG, TEXAS 75038 1-855-669-5421

DAMAING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA CHLY.

		SUBMITTALS	
REV	DATE	DESCRIPTION	BY
A	10/22/18	FOR REMEN	KAS
B	12/10/18	UPDATE AS PER REDLINE.	SAR
9	01/04/10	ISSUE FOR CONSTRUCTION	AVM
1	95/93/19	UPDATE AS PER REMARKS	AVM
3	05/22/19	UPDATE AS PER REMARKS	MSM
3	05/34/19	UPDATE AS PER REMARKS	KSN



5-28-2019 Exp 9-30-2020

SITE INFORMATION

SITE NAME:

SITE NUMBER: F402

SITE ADDRESS: 10380 NORTH HIGHWAY 89, FLAGSTAFF, AZ 86004

SHEET DESCRIPTION

NEW GROUNDING EQUIPMENT PLAN

SHEET No.

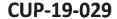
G-1

2 NEW GROUNDING ANTENNA PLAN

G-1 SCALE (11" x 17"): 1" = 1'-0"

TENNA PLAN 0 1'-0" 2'-0" 4'-0"

1 NEW GROUNDING EQUIPMENT PLAN
0 2'-0" 4'-0" 8'-0" 12'-0"





Jay Christelman, Director

Date: July 31, 2019

To: Planning and Zoning Commission

From: Department of Community Development

Subject: Public Hearing and consideration of Case Number CUP-19-029, a request for

conditional use permit renewal of CUP-09-044 for a powder coating and marine supply business with modifications to extend the term of the permit from ten

years to up to 20 years.

Executive Summary

Location: The property is located at 7975 N US Highway 89 in Doney Park and is identified as Assessor's Parcel Number 301-25-018E.



Vicinity Map

Recommendation: Staff recommends approval with the five (5) recommended conditions.

Parcel Size: 1.39 acres

Supervisor District: 4 (Jim Parks)

Current Zoning: CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size)

Applicant: California Marine Supply and Flagstaff Powder Coating, Flagstaff, Arizona

Owner: Tim Brown, Flagstaff, Arizona

Representative: Kathryn G. Mahady (Aspey, Watkins and Diesel, PLLC), Flagstaff, Arizona

Background Information

Background

The applicant has submitted a site plan (included in the Commission Packet) and a narrative (*Exhibit 1*) describing the uses included in the requested conditional use permit renewal along with some background information on the businesses that have operated on the property. The marine supply and powder-coating businesses were first approved by the Commission in 2004 through UP-04-61. These uses were added to the site, which already contained the Flagstaff Military Surplus and Collectibles, a retail store that is a permitted use in the CG-10,000 Zone and is considered the primary use on the site. In the staff report for UP-04-61, there was discussion about the appropriate zoning for the powder-coating and the marine supply businesses considering their relationship to uses such as vehicle painting and parts assembly that are generally reserved for industrial zones. However, the Commission was able to make the required Findings and approved the conditional use permit that allowed these businesses to operate. The staff report for UP-04-061 containing staff's discussion of these uses is attached as *Exhibit 2*.

	Surrounding Land Uses/Zor	ning		
	Land Use	Zoning		
On Site	Commercial	CG-10,000 CG-10,000		
North	Residential			
South	CG-10,000			
East	Commercial	CG-10,000		
West	Highway 89/Commercial	CG-10,000		
	Natural Features			
Topography	Primarily Level			
Natural Resources	None; On site landscaping			



Aerial Photo



Front of Business



Parking Area





Powder coating spray booth and an item that has been powder coated

Staff Analysis

This conditional use permit was last approved by the Commission on August 25, 2009 through CUP-09-044, and the renewal application was submitted on time and the CUP was eligible for administrative renewal. The applicant requested the renewal be heard by the Commission to allow for an extension of the current 10-year term to a 15 to 20-year term. This extension can only be granted by the Commission and not through an administrative approval. Staff has visited the site and verified that the original conditions of approval shown in the attached resolutions (*Exhibits 3* and *4*) remain in effect. Photos of the site are provided above to show the condition of the property. Considering the condition of the property and operation of these uses for the last 20 years, staff recommends the term be extended to 20 years.

Recommended Conditions of Approval

- The military surplus public retail store shall be the primary use on site. Other uses shall be considered accessory and may only continue so long as the retail store is open.
- Landscaping shall continue to be in conformance with Section 4.4 of the Coconino County
 Zoning Ordinance, and landscaping shall be maintained with weeds removed and plants
 replaced as necessary.
- 3. There shall be no outdoor storage of any equipment or materials at any time, other than licensed and operable vehicles affiliated with the business and the one or two personal boats that are stored to the side of the building during the summer months.
- 4. Any alterations of signage or outdoor lighting shall require a sign or lighting permit. All signage shall be in conformance with Section 4.2 of the Zoning Ordinance and also the Doney Park/Timberline Fernwood Design Review Overlay, and lighting shall be in conformance to Section 4.3 of the Zoning Ordinance.

5. This use permit shall be valid for a period of twenty years to expire August 25, 2039. Prior to that time an application for renewal shall be submitted if continuation of the use is desired, and the Commission shall review compliance with conditions of approval.

Recommendation: Staff recommends renewal of CUP-09-044 with approval of CUP-19-029 subject to the five (5) recommended conditions.

Respectfully submitted,

Jess McNeely, AICP, Assistant Director Prepared by Bob Short, Principal Planner

Attachments:

Exhibit 1: Applicant's Narrative dated May 23, 2019

Exhibit 2: Staff Report for UP-04-61 dated November 19, 2004

Exhibit 3: Planning and Zoning Resolution 2511, dated November 30, 2004

Exhibit 4: Planning and Zoning Resolution 2936, dated August 25, 2009

Exhibit 1: Applicant's Narrative dated May 23, 2019



May 23, 2019

Via Email (zschwartz@coconino.az.gov)

Zach Schwartz, Senior Planner Coconino County Community Development 2500 North Fort Valley Road Building #1 Flagstaff, AZ 86001



RE:

Renewal of CUP-09-044, California Marine Supply

Dear Mr. Schwartz:

California Marine Supply submits this narrative in support of its request to renew CUP-09-044. The deadline for California Marine Supply to submit the renewal application is August 16, 2019.

Introduction

California Marine Supply is a military surplus resale business that has operated in Flagstaff since 1993. Coconino County issued California Marine Supply CUP-09-044 in 2005 to relocate their facilities to 7975 North Highway 89. As part of the CUP, two other businesses were established on the same property: Flagstaff Powder Coating and Hope's Closet. Hope's Closet is no longer located at the property; Flagstaff Military Surplus and Collectables took Hope's Closet's place.

California Marine Supply is primarily a retail and warehouse facility, but dedicates approximately 1,000 square feet of the business to assembly of electrical components to be supplied to the U.S. Navy. The equipment in this area consists of a drill press, band saw, end mill, and air compressor, which California Marine Supply uses approximately three to four times per month.

California Marine Supply also leases space to Flagstaff Powder Coating, a business providing powder coating services to local individuals and businesses. Powder coating is a process that enhances the appearance and extends the lifespan of metal objects exposed to the elements. The equipment utilized for the business consists of a 10' x 20' gas oven, a 10' x 20' fire-protected spray paint booth with required venting system, and an electrostatic powder delivery system, which is permitted and approved. Due to the unique nature of this type of facility, the Coconino County Code does not specifically identify a category for such business in either the commercial or industrial zones. As part of the original CUP, the Planning & Zoning Commission classified the powder coating business within the General Commercial District as a conditional use. The powder coating facility occupies approximately 4,000 square feet, less than 25% of the building at 7975 North Highway 89.

awdlaw.com

ASPEY WATKINS & DIESEL PLLC

Conditional Use Permit Analysis

During review of California Marine Supply's application to renew CUP-09-044 in 2009, the Planning & Zoning Commission made the necessary findings of fact and authorized extension of CUP-09-044 for ten years, to August 2019. The Planning & Zoning Commission subjected CUP-09-044 to five conditions, each of which California Marine Supply complied with, as addressed below.

1. The military surplus public retail store shall be the primary use on site. Other uses shall be considered accessory and may only continue so long as the retail store is open.

The primary function of California Marine Supply continues to be the resale, wholesale and warehousing of military surplus, but a small component of the business consists of assembly of products. There has been no expansion of the assembly or powder coating areas. These uses have proven no more intensive than previously approved, nor are they more intensive than the previous establishment (Hyundai Service) and other light industrial or manufacturing businesses already existing in the area.

Landscaping shall continue to be in conformance with Section 18 of the Coconino County Zoning
Ordinance, and landscaping shall be maintained with weeds removed and plants replaced as
necessary.

The landscaping continues to be in conformance with Section 18 of the Coconino County Zoning Ordinance.

3. There shall be no outdoor storage of any equipment or materials at any time, other than licensed and operable vehicles affiliated with the business and the one or two personal boats that are stored to the side of the building during the summer months.

There is no outdoor storage of equipment on the property related to the business. Personal vehicles and boats are occasionally kept on the property. The boat remains inside the building for most of the year and is occasionally parked outside, west of the building.

4. Any alterations of signage or outdoor lighting shall require a sign or lighting permit. All signage shall be in conformance with Section 16 of the Zoning Ordinance and also the Doney Park/Timberline Fernwood Design Review Overlay, and lighting shall be in conformance to Section 17 of the Zoning Ordinance.

California Marine Supply submitted a sign permit application April 15, 2005 and Staff approved the application on April 19, 2005. In 2016, California Marine Supply sold the parcel on which California Marine Supply displayed this sign. In 2016, California Marine Supply submitted a new application, which Staff approved.

5. This use permit shall be valid for a period of ten years to expire August 25, 2019. Prior to that time an application for renewal shall be submitted if continuation of the use is desired, and the Commission shall review compliance with conditions of approval.

CUP-09-044 May 23, 2019 Page 3

California Marine Supply submits this application prior to the renewal date and requests the Commission process the CUP renewal administratively. Because California Marine Supply has satisfied all the conditions of CUP-09-044, California Marine Supply requests the Commission renew the Conditional Use Permit for a duration of fifteen to twenty years.

Sincerely,

ASPEY, WATKINS & DIESEL PLLC

Kathryn G. Mahady

KGM/hp Encl.

Exhibit 2: Staff Report for UP-04-61 dated November 19, 2004

STAFF REPORT

DATE:

November 19, 2004

TO:

Planning and Zoning Commission

FROM:

Department of Community Development

SUBJECT:

<u>Case No. UP-04-61:</u> A request for Conditional Use Permit for a powder coating and marine supply facility. The property consists of 2.6 acres in

the CG-10,000 (Commercial General) Zone.

Applicant: California Marine Supply/Flagstaff Powder Coating, Flagstaff, Arizona

LOCATION:

The property is located at the southeast corner of Highway 89 and Burris

Lane in Doney Park at 7975 N. Highway 89, and is identified as

Assessor's Parcel Number 301-25-018C.

SUBJECT PROPERTY AND SURROUNDING LAND USES

The subject property is a 2.6 acre parcel located along Highway 89 with an existing 16,000 square foot masonry building. Burris Lane borders the property to the North and Northgate Loop borders the property to the South. This building/site was formerly occupied by the Diamond Hyundai Dealership. The existing building sits towards the rear of the property lower than Highway 89. The remainder of the property has been paved for parking. The parking and landscaping areas have deteriorated since completion of the project. Weeds have overgrown the landscape areas around the site and weeds have also penetrated the pavement.

Adjacent properties to the north, south and east are all located within the CG-10,000 Zone. Directly across 89 are properties located in the AR-2.5 Zone and the Eldon Ridge Business Center located in the CG-10,000 Zone.

REQUEST

A conditional use permit is requested for a powder coating and marine supply facility. Additional uses that are included in the project but not part of this permit are a military surplus retail store as well as space for a non-profit.

PROPOSED DEVELOPMENT

The applicants propose to use the existing 16,000 square foot building for the proposed uses. The proposed floor plan shows approximately 1,000 square feet dedicated for office space, 1,000 square feet dedicated to the non-profit operation, 3,000 square feet dedicated for the military surplus retail store, 2,000 square feet dedicated to Flagstaff Powder Coating, and 7,000 square feet dedicated to warehousing of which 1,365 square feet will be used as an assembly area. The applicants will not be changing the exterior of the structure but will be adding some interior partitions in order to separate the spaces.

California Marine Supply and Flagstaff Powder Coating are existing businesses within the City of Flagstaff located in a light industrial zone. California Marine Supply is a military surplus resale business. This surplus is not sold to the public rather this portion of the business primarily deals with resale to the military only. The military surplus they currently deal with are related to marine parts for the Navy (see attached website information). The operation includes purchasing surplus parts and then reconfiguring those parts as detailed by the military and then selling them back. At the new site the use is to be expanded to include a military surplus retail store open to the public. California Marine Supply also operates Flagstaff Powder Coating, which provides powder coating services to local individuals and businesses as well as for California Marine Supply. Powder coating is a method of applying a decorative and protective finish to a wide range of materials and products. The powder is a mixture of finely ground particles of pigment

and resin, which is sprayed onto a surface to be coated. The charged powder particles adhere to the electrically grounded surfaces until heated and fused into a smooth coating in a curing oven. The space dedicated to a non-profit would be utilized by Hope's Closet, which assists women with appropriate clothing for re-entering the work force.

PUBLIC PARTICIPATION PLAN

The applicants contacted property owners within 300 feet of the subject site inviting them to attend a meeting on November 11, 2004 at the subject site. A total of 43 neighbors were invited out of which one individual attended the meeting. The meeting included a general discussion of the uses and why the use permit was required. The neighbor had questions about environmental regulations in regards to the powder coating business but did not object to the proposed business. Staff has not received any other public comments on this case.

DONEY PARK/TIMBERLINE/FERNWOOD AREA PLAN

The subject property falls within the boundaries of the recently adopted *Doney Park/Timberline/Fernwood Area Plan*. The purpose of this plan is "to ensure that future development in the area is in the interest of public health, safety and welfare, that it is not detrimental to the established character of the community, and that it preserves or enhances the special characteristics that define the area." A property owner survey was conducted as part of the area plan process. Of the respondents to this survey the most frequently mentioned as desired commercial uses were retail, grocery store, and service industries. The previous 1988 plan included a policy that "greater consideration be given to neighborhood-type commercial businesses rather than those proposing regional commercial uses."

The Flagstaff Area Regional Land Use and Transportation Plan identified six "rural activity centers" within the planning area of which the subject property falls within. Commercial Development Policy C3.1 of this plan states that activity centers "may include small-scale retail, offices, schools, transit stops, parks or other civic uses and other business and personal services designed to meet the needs of the area."

The plan contains several goals and policies pertaining to commercial uses within the plan area. The following should be considered in the review of this project:

Commercial Goal #1 - New commercial developments are well designed, environmentally responsible, and shall primarily serve the planning area residents.

Commercial Policy #9 – Commercial development shall be limited to those proposing neighborhood commercial businesses, or at least those that would do a majority of their business in the planning area, as opposed to regional commercial uses that would be better located within the city. These neighborhood oriented developments shall be low intensity types of businesses

that will have minimal impacts on surrounding neighborhoods with respect to traffic, noise, lighting and other issues addressed in other policies and the designing review overlay guidelines.

ANALYSIS

The Coconino County Zoning Ordinance states the purpose of the CG-10,000 – Commercial General Zone is for the location of general retail and wholesale commercial activities. The Ordinance also specifies that all uses not listed under a specific zoning district are prohibited. The applicant's primary proposed business, California Marine Supply, involves the resale of parts that are assembled on site. The manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials: Canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no millings), precious or semi-precious stones or metals, non-ferrous metals, plaster, plastics, shells, textiles, tobacco, wood and yarns is a permitted use in the County's three industrial zones but is not a permitted or conditional use in either the Commercial General or Commercial Heavy Zones.

The applicant's narrative states that the proposed relocation of this business to the subject site would include an expansion to a general retail use which is permitted by right in the zoning district. The narrative states that a bulk of the building will be used for warehousing of the parts that California Marine Supply purchases and then resells (only to the military – not to the public) and that only a small portion of the building will be used for the assembly of parts. The applicants believe that the assembly portion of the business can be approved as an accessory use to the general retail business even though it is not permitted within the General Commercial Zone. Staff has visited the applicant's current operation within the City of Flagstaff. While the assembly use of this business only occupies a small space within the building it is the primary function of this company. Adding a military surplus supply retail outlet does not make the existing assembly/resale business an accessory use. Staff believes these uses to be separate even if they are operated under the same company name or logo. If this case were approved the primary business (parts assembly/resale) would be entirely dependent upon the operation of the retail store. This could prove to be a difficult zoning enforcement issue if the retail portion were to close.

The second primary use on site, Flagstaff Powder Coating, is also a use not specified under the Commercial General Zone. The most similar use listed in the ordinance is automobile, truck and tractor repair and painting allowed only within two industrial zones. The applicant states that this facility is much smaller in scale than an auto painting facility and is completely contained within and enclosed building. The applicant's are requesting that the Planning and Zoning Commission consider this use under a conditional use permit. Staff believes this use may be better suited in a Heavy Commercial or Industrial Zone. This use is clearly not an accessory use to any retail business on site.

If these uses were to be approved there are a few items that will need to be addressed on site prior

to the opening of the business. The landscaping will need to be improved as it has been over taken with weeds. The second issue is the paved parking area on site which is in need of repair as weeds are growing through the large cracks. It appears that the asphalt may not have been put in place properly.

FINDINGS

The Planning and Zoning Commission must make the following findings of fact in order to approve a conditional use permit (the required findings are in italics).

- A. That the proposed location of the conditional use is in accord with the objectives of this Ordinance and the purpose of the zone in which the site is located.
 - The purpose of the CG-10,000 Zone is to reserve areas of the county for general retail and wholesale commercial activities.
- B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
 - The proposed location of the conditional use may not be detrimental to the public health or safety but may affect the public welfare because the proposed use is not intended to service the surrounding community. In an area where commercial zoning is limited and the constraints on rezoning land from residential to commercial are fairly tough it seem inappropriate to support non-local services in designated rural activity centers.
- C. That the proposed conditional use will comply with each of the applicable provisions of this Ordinance, except for approved variances.
 - No waivers are requested for this proposed use. The subject facility has already been constructed. There are minimal improvements that would need to be made in order to bring the building up to current standards such as a review of the current landscaping and paving.
- D. That the proposed conditional use is consistent with and conforms to the goals, objectives and policies of the General Plan or Specific Plan for the area.
 - The proposed project is not in conformance with *The Doney Park Timberline Fernwood Specific Area Plan*.

RECOMMENDATION

Staff cannot make the required finding to support approval of this case. If the Commission can

make such findings staff recommends the following conditions of approval:

- 1. The military surplus public retail store shall be the primary use on site. Other uses shall be considered accessory and may only continue so long as the retail store is open.
- 2. Landscaping shall be brought into conformance with Section 18 of the *Coconino County Zoning Ordinance*. All areas over taken with weeds shall at a minimum be improved with ground cover and shall be maintained to prevent weeds from overtaking the landscaping.
- 3. The parking area shall be resurfaced in accordance with the requirements of the Coconino County Public Works Department.
- 4. There shall be no outdoor storage of any equipment or materials at any time.
- 5. A building permit is required prior to remodeling of the building. A landscaping plan shall be submitted in conjunction with this application.
- 6. A sign permit shall be obtained prior to the installation of any signage on site. All signage shall be in conformance with Section 16 of the Zoning Ordinance in addition to the Doney Park/Timberline/Fernwood Design Review Overlay.
- 7. All requirements of the County Health Department shall be met and all necessary permits shall be obtained.
- 8. This use permit shall be valid for a period of five (5) years to expire November 30, 2009. At that time an application for renewal shall be submitted and the Commission shall review compliance with conditions of approval.

Respectfully submitted,

William L. Towler Community Development Director Prepared by: Tiffany Antol, Planner

Exhibit 3: Planning and Zoning Resolution 2511, dated November 30, 2004

RESOLUTION NO. 2511

A RESOLUTION OF THE COCONINO COUNTY PLANNING AND ZONING COMMISSION

GRANTING A CONDITIONAL USE PERMIT

The Planning and Zoning Commission of Coconino County does resolve as follows:

SECTION 1: The Planning and Zoning Commission does hereby find and determine that an application was duly initiated by <u>California Marine Supply/Flagstaff Powder Coating</u>, <u>Flagstaff</u>, <u>Arizona</u> (Case No. UP-04-61), with respect to the real property described as follows:

2.6 acres in the CG-10,000 Zone located at the southeast corner of Highway 89 and Burris Lane in Doney Park at 7975 N. Highway 89 and identified as Assessor's Parcel Number 301-25-018C,

requesting a Conditional Use Permit for a powder coating and marine supply facility; that a hearing was duly set for Tuesday, November 30, 2004, at 5:30 P.M. in the Board of Supervisors' Meeting Room, County Administrative Center, 219 East Cherry Street, Flagstaff, Arizona; and a notice of the date, time, place and purpose of aforesaid hearing was posted in the area; that a hearing was duly held at aforementioned time and place.

SECTION 2: The Planning and Zoning Commission further finds and determines that facts DO exist as required in the Coconino County Zoning Ordinance justifying the granting of a Conditional Use Permit Case No. UP-04-61.

SECTION 3: Based on the aforementioned findings, the Commission hereby GRANTS with respect to the property described in Section No. 1 above, a Conditional Use Permit subject to the following conditions:

- 1. The military surplus public retail store shall be the primary use on site. Other uses shall be considered accessory and may only continue so long as the retail store is open.
- 2. Landscaping shall be brought into conformance with Section 18 of the *Coconino County Zoning Ordinance*. All areas over taken with weeds shall at a minimum be improved with ground cover and shall be maintained to prevent weeds from overtaking the landscaping.
- 3. The parking area shall be resurfaced in accordance with the requirements of the Coconino County Public Works Department.
- 4. There shall be no outdoor storage of any equipment or materials at any time.
- 5. A building permit is required prior to remodeling of the building. A landscaping plan shall be submitted in conjunction with this application.

Resolution No. 2511 Case No. UP-04-61 Page Two

- 6. A sign permit shall be obtained prior to the installation of any signage on site. All signage shall be in conformance with Section 16 of the Zoning Ordinance in addition to the Doney Park/Timberline/Fernwood Design Review Overlay.
- 7. All requirements of the County Health Department shall be met and all necessary permits shall be obtained.
- 8. This use permit shall be valid for a period of five (5) years to expire November 30, 2009. At that time an application for renewal shall be submitted and the Commission shall review compliance with conditions of approval.

SECTION 4: This action shall become final fifteen (15) days after the date of adoption of this Resolution unless during that time a written appeal is taken to the Coconino County Board of Supervisors.

SECTION 5: The Secretary shall certify to the adoption of this Resolution and shall transmit a copy to the applicant(s).

ADOPTED and APPROVED this 30th day of November, 2004.

Chairman, Coconino County

Planning and Zoning Commission

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning and Zoning Commission of Coconino County at a regular meeting thereof held the 30th day of November, 2004, by the following vote of the Commission:

AYES:

Sacher, Buzzard, Cooper, Flores, Shughart, Taylor

NOES:

None

ABSTENTIONS:

None

ABSENT:

Barotz, Crosman, Garcia

Secretary, Coconino County

Planning and Zoning Commission

Exhibit 4: Planning and Zoning Resolution 2936, dated August 25, 2009

RESOLUTION NO. 2936

A RESOLUTION OF THE COCONINO COUNTY PLANNING AND ZONING COMMISSION

GRANTING A CONDITIONAL USE PERMIT RENEWAL

The Planning and Zoning Commission of Coconino County does resolve as follows:

SECTION 1: The Planning and Zoning Commission does hereby find and determine that an application was duly initiated by <u>California Marine Supply</u>, <u>Flagstaff</u>, <u>Arizona</u> (Case No. CUP-09-044), with respect to the real property described as follows:

2.6 acres in the Commercial General Zone located at 7975 N. Highway 89 at the southeast corner of Highway 89 and Burris Lane in Doney Park and identified as Assessor's Parcel Number 301-25-018C.

requesting a Conditional Use Permit Renewal (of UP-04-61) for a powder coating and marine supply business, that a hearing was duly set for Tuesday, August 25, 2009, at 5:30 P.M. in the Board of Supervisors' Meeting Room, County Administrative Center, 219 East Cherry Street, Flagstaff, Arizona; and a notice of the date, time, place and purpose of aforesaid hearing was posted in the area; that a hearing was duly held at aforementioned time and place.

SECTION 2: The Planning and Zoning Commission further finds and determines that facts DO exist as required in the Coconino County Zoning Ordinance justifying the granting of a Conditional Use Permit Case No. CUP-09-044.

SECTION 3: Based on the aforementioned findings, the Commission hereby GRANTS with respect to the property described in Section No. 1 above, a Conditional Use Permit subject to the following conditions:

- 1. The military surplus public retail store shall be the primary use on site. Other uses shall be considered accessory and may only continue so long as the retail store is open.
- 2. Landscaping shall continue to be in conformance with Section 18 of the *Coconino County Zoning Ordinance*, and landscaping shall be maintained with weeds removed and plants replaced as necessary.
- 3. There shall be no outdoor storage of any equipment or materials at any time, other than licensed and operable vehicles affiliated with the business and the one or two personal boats that are stored to the side of the building during the summer months.
- 4. Any alterations of signage or outdoor lighting shall require a sign or lighting permit. All signage shall be in conformance with Section 16 of the Zoning Ordinance and also the Doney Park/Timberline Fernwood Design Review Overlay, and lighting shall be in conformance to Section 17 of the Zoning Ordinance.

Resolution No. 2936 Case No. CUP-09-044 Page Two

5. This use permit shall be valid for a period of ten years to expire August 25, 2019. Prior to that time an application for renewal shall be submitted if continuation of the use is desired, and the Commission shall review compliance with conditions of approval.

SECTION 4: This action shall become final fifteen (15) days after the date of adoption of this Resolution unless during that time a written appeal is taken to the Coconino County Board of Supervisors.

SECTION 5: The Secretary shall certify to the adoption of this Resolution and shall transmit a copy to the applicant(s).

ADOPTED and APPROVED this 25th day of August, 2009.

Chairperson, Coconino County Planning and Zoning Commission

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning and Zoning Commission of Coconino County at a regular meeting thereof held the <u>25th</u> day of <u>August</u>, 2009, by the following vote of the Commission:

AYES:

Buzzard, Anderson, Baca, Best, Flores, Sacher, Stewart, Taylor

NOES:

None

ABSTENTIONS:

None

ABSENT:

Cooper

Secretary, Coconino County Planning and Zoning Commission

Prepared For: Exterior Elevation Remodel 7975 N. US Highway 89 APN #301-25-018E Burris Lane Remodel Area of New Awning Work Exterior Elevation Existing Landscape Areas Exsiting Building Location ranges to be Made to the interior of structure Scope of Work: Remove And Replace Front Awnings At (2) Locations. Remove And Replace Exterior Siding At Front Of Building, New Colors and Materials to Match Adjacent structure. New Roofing At Existing Covered Area At Front Middle Section Of Building Prepared For: Area of New Awning Work Trash Enclosure Site Plan Date: 11-16-17 Revision



* No Drainage or Run-Off will be Diverted to Adjacent Properties

* If Retaining Walls Are Found To Be Needed, Contractor to Provide design and material to DRC.

* Trees Shown Dashed to be Removed

Sheet Index

C1.1 Plot Plan & Site Information

A1.1 Concept Front Elevations

Project Information

Owner:

Contact:

DARIN SMITH (928) 606-0557

Lot Info

CALFORNIA MARINA SUPPLY LLC. 1915 N. HIGHWAY 89 1915 N. HIGHWAY 89 FLAGSTAFF AI 86005 APN 501-25-018E

Designer/ Drafter

(928) 606-0557

BOULDERVIEW DESIGN & DRAFTING 302 S. 4TH STREET FLAGSTAFF AZ, 86004

Cover Sheet Site Plan

Sheet

#301-25-018E



Jay Christelman, Director

Date:

July 31, 2019

To:

Planning and Zoning Commission

From:

Department of Community Development

Subject:

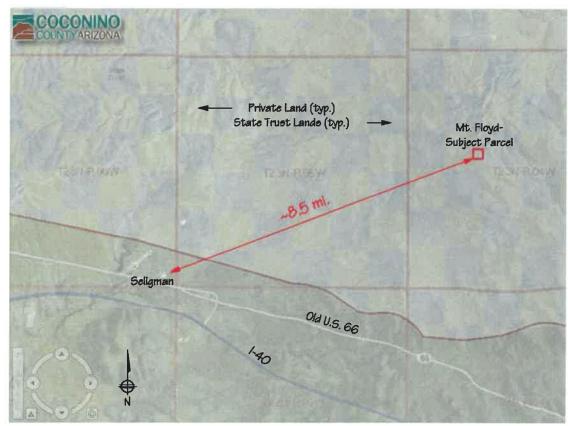
Public Hearing and consideration of Case Number CUP-19-030, a request for

conditional use permit renewal of CUP-13-045 for 99-foot wireless

telecommunication facility.

Executive Summary

Location: The property is located approximately 8.5 miles northeast of Seligman, AZ and is identified as Assessor's Parcel Number 205-36-136.



Vicinity Map

Recommendation: Staff recommends approval with the eight (8) recommended conditions.

Parcel Size: 40 acres

Supervisor District: 1 (Art Babbott)

Current Zoning: G (General, 10-acre minimum parcel size)

Applicant: Arizona Public Service, Phoenix, Arizona

Owner: El Paso Natural Gas, Houston, Texas

Representative: Staci Bentler, Phoenix, Arizona

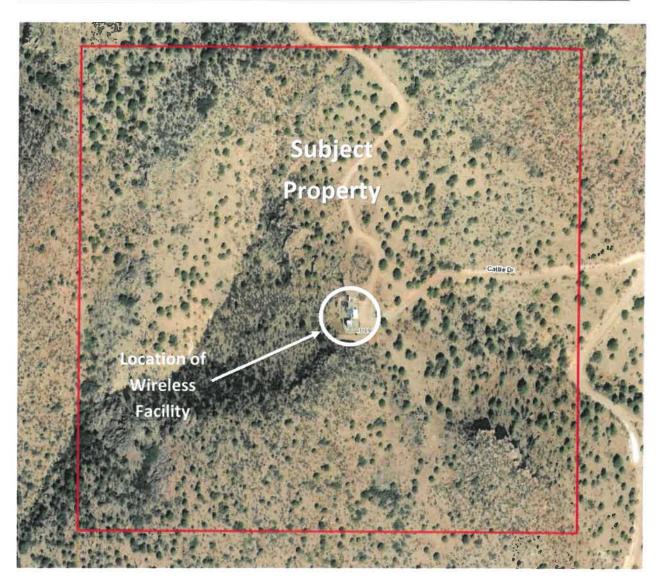
Background Information

Background

The subject property is located on a southeast ridge of Mt. Floyd (elev. 7411) in a checkerboard area of private land known as Westwood Ranches (an unsubdivided private lands development) and State Trust Land. Access is from Cattle Drive road, a rough four-wheel drive road. The facility was originally constructed in 2014 next to an existing 60-foot tower that was constructed as early as the 1970s before conditional use permits were required. Each facility contains a communications building and a propane tank located on small lease areas within the subject parcel and enclosed by a six-foot chainlink fence as shown on the site plan (Exhibit 1). There is a dedicated overhead electric power line that serves the facilities.

	Surrounding Land Uses/Zoni	ng	
	Land Use	Zoning	
On Site	Wireless telecommunications facilities/Ranching	General	
North	Vacant/Ranching	General	
South	State Trust Land/Ranching	None	
East	State Trust Land/Ranching	None	
West	Vacant/Ranching	General	

	Natural Features
Topography	A southeastern ridge of Mt. Floyd (elev. 7411)
Natural Resources	Native shrub and Pinon-Juniper



Aerial Photo





The subject facility is the tower and building located on the right in both pictures

Staff Analysis

The application was originally approved by the Commission on January 7, 2014. It expired on January 7, 2019 before an application for renewal was received and is not able to be approved administratively. The Commission resolution for the original case is attached as Exhibit 2. Staff has visited the site and verified the original conditions of approval remain in effect. Staff does not see any purpose in reducing the term of the permit and recommends a ten-year term for the renewal, the maximum allowed by Section 3.9.C.3.k of the Zoning Ordinance for wireless facilities.

Recommended Conditions of Approval

- 1. The height of the tower shall be limited to 99 feet.
- 2. The tower shall be a gray color and shall not be reflective. The antennas/microwave dishes shall be painted to match the tower color.
- 3. There shall be no lights within the project site and none on the tower. Should future construction to heighten the tower to 99 feet warrant lighting, the applicant shall be required to modify the use permit and obtain a lighting permit.
- 4. This use permit shall require that the applicant comply with any state and federal requirements pertaining to the proposed conditional use.
- 5. The lease area shall be enclosed with a six-foot chain link fence.

- 6. The equipment building shall be an earth tone color to match the existing building or as approved by the Community Development Department.
- 7. This use permit shall be valid for a period of ten years to expire July 31, 2029 before which time a new application shall be submitted for renewal if continuation of the use beyond the expiration date is desired.
- 8. If the tower becomes obsolete, the applicant shall remove it within 60 days of termination of use.

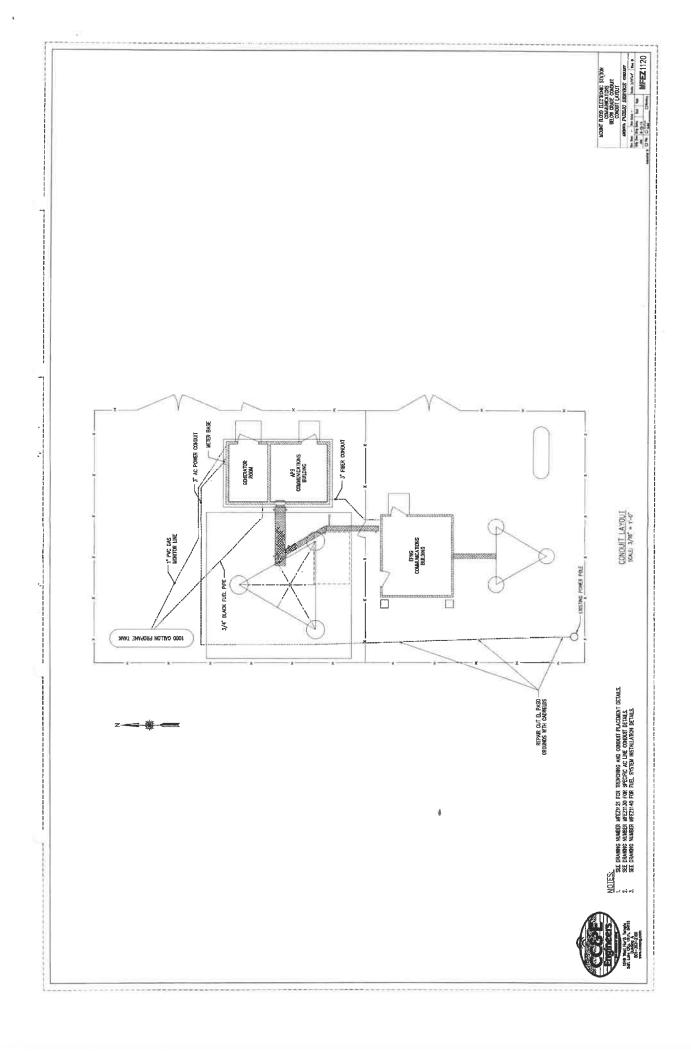
Recommendation: Staff recommends renewal of CUP-13-045 with approval of CUP-19-030 subject to the eight (8) recommended conditions.

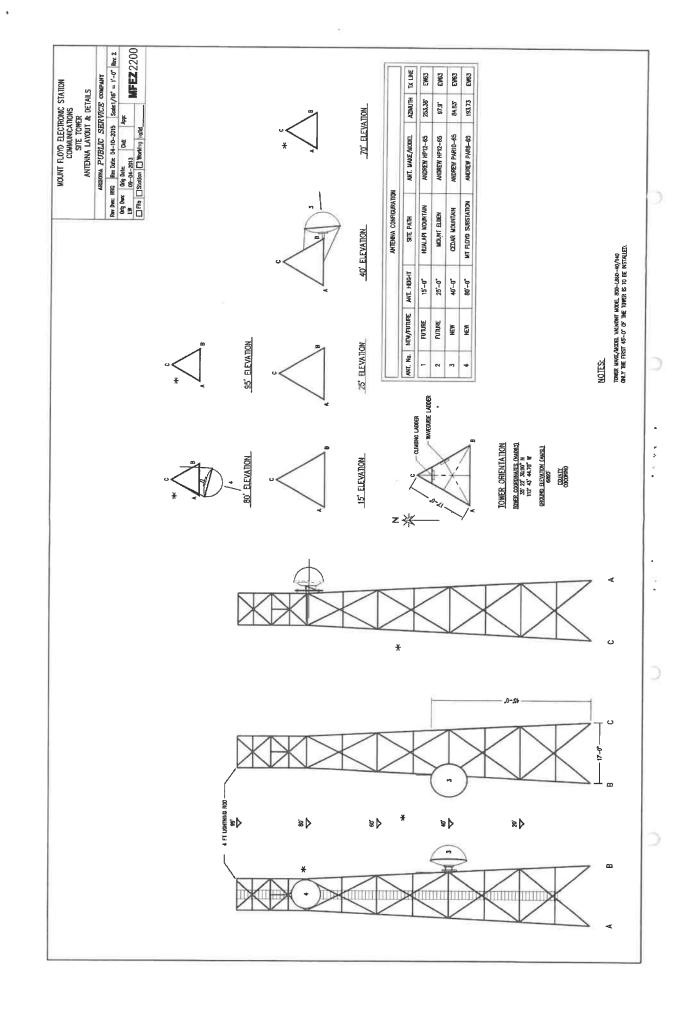
Respectfully submitted,

Jess McNeely, AICP, Assistant Director Prepared by Bob Short, Principal Planner

Attachments:

- 1. Site Plan and Elevations
- 2. Planning and Zoning Commission Resolution 3283, dated January 7, 2014





RESOLUTION NO. 3283

A RESOLUTION OF THE COCONINO COUNTY PLANNING AND ZONING COMMISSION

GRANTING A CONDITIONAL USE PERMIT

The Planning and Zoning Commission of Coconino County does resolve as follows:

SECTION 1: The Planning and Zoning Commission does hereby find and determine that an application was duly initiated by <u>Arizona Public Service</u>, <u>Phoenix</u>, <u>Arizona</u> (Case No. CUP-13-045), with respect to the real property described as follows:

A portion of a 40 acre parcel in the General Zone located approximately 8.5 miles northeast of Seligman and identified as Assessor's Parcel Number 205-36-136,

requesting a Conditional Use Permit for a 99-foot wireless communication tower, that a hearing was duly set for Tuesday, January 7, 2014, at 5:30 P.M. in the Board of Supervisors' Meeting Room, County Administrative Center, 219 East Cherry Street, Flagstaff, Arizona; and a notice of the date, time, place and purpose of aforesaid hearing was posted in the area; that a hearing was duly held at aforementioned time and place.

SECTION 2: The Planning and Zoning Commission further finds and determines that facts DO exist as required in the Coconino County Zoning Ordinance justifying the granting of a Conditional Use Permit Case No. CUP-13-045.

SECTION 3: Based on the aforementioned findings, the Commission hereby GRANTS with respect to the property described in Section No. 1 above, a Conditional Use Permit subject to the following conditions:

- 1. The height of the tower shall be limited to 99 feet.
- 2. The tower shall be a gray color and shall not be reflective. The antennas/microwave dishes shall be painted to match the tower color.
- 3. There shall be no lights within the project site and none on the tower. Should future construction to heighten the tower to 99 feet warrant lighting, the applicant shall be required to modify the use permit and obtain a lighting permit.
- 4. This use permit shall require a grading permit issued by the Community Development Department.
- 5. This use permit shall require that a lease agreement for the portion of the subject property to be used by Arizona Public Service prior to the issuance of any building permits.

Resolution No. 3283 Case No. CUP-13-045 Page Two

- 6. This use permit shall require that the applicant comply with any state and federal requirements pertaining to the proposed conditional use.
- 7. A building permit shall be obtained prior to the initiation of construction.
- 8. The leas area shall be enclosed with a six-foot chain link fence.
- 9. The equipment building shall be an earthtone color to match the existing building or as approved by the Community Development Department.
- 10. This use permit shall be valid for a period of five years to expire January 7, 2019 before which time a new application shall be submitted for renewal if continuation of the sue beyond the expiration date is desired.
- 11. If the tower becomes obsolete, the applicant shall remove it within 60 days of termination of use.

SECTION 4: This action shall become final fifteen (15) days after the date of adoption of this Resolution unless during that time a written appeal is taken to the Coconino County Board of Supervisors.

SECTION 5: The Secretary shall certify to the adoption of this Resolution and shall transmit a copy to the applicant(s).

ADOPTED and APPROVED this 7th day of January, 2014.

Chairperson, Coconino County
Planning and Zoning Commission

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning and Zoning Commission of Coconino County at a regular meeting thereof held the <u>7th</u> day of <u>January, 2014</u>, by the following vote of the Commission:

Resolution No. 3283 Case No. CUP-13-045 Page Three

AYES:

Buzzard, Best, Doggett, Ontiveros, Ruggles, Sacher, Walters, Williams

NOES:

None

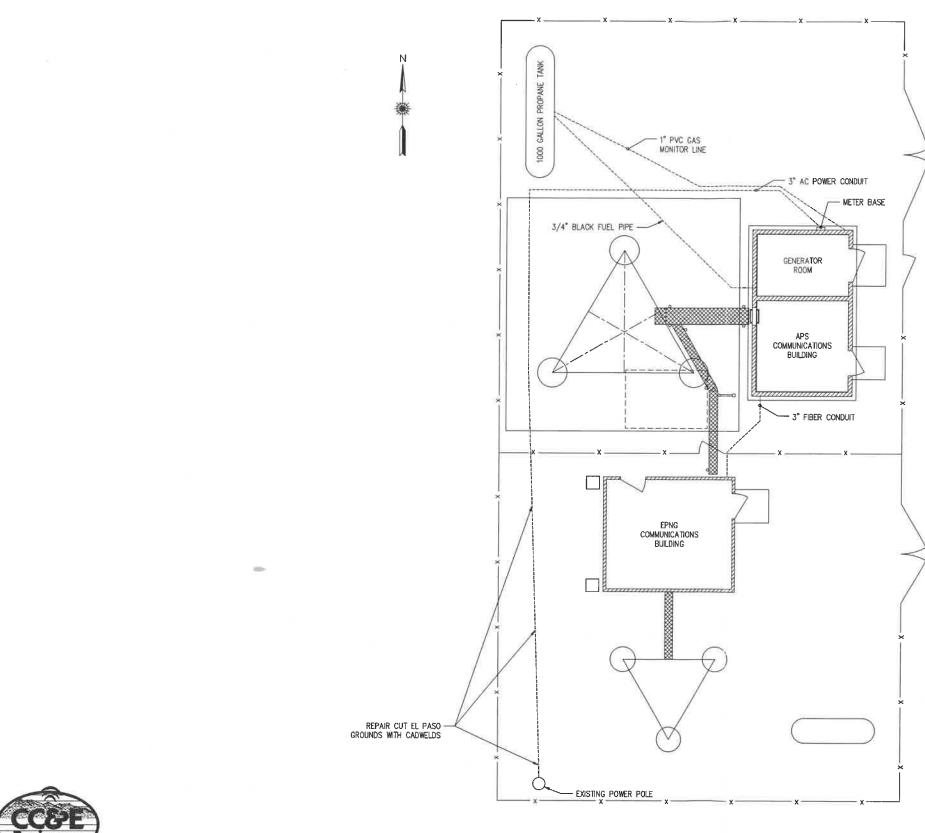
ABSTENTIONS:

None

ABSENT:

None

Sec etary, Coconino County Planning and Zoning Commission



NOTES:

1. SEE DRAWING NUMBER MFEZ1121 FOR TRENCHING AND CONDUIT PLACEMENT DETAILS.
2. SEE DRAWING NUMBER MFEZ1130 FOR SPECIFIC AC LINE CONDUIT DETAILS.
3. SEE DRAWING NUMBER MFEZ1140 FOR FUEL SYSTEM INSTALLATION DETAILS.

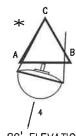
CONDUIT LAYOUT SCALE: 3/16" = 1'-0"

MOUNT FLOYD ELECTRONIC STATION COMMUNICATIONS BELOW GRADE CONDUIT CONDUIT LAYOUT ARIZONA PUBLIC SERVICE COMPANY

MOUNT FLOYD ELECTRONIC STATION COMMUNICATIONS SITE TOWER ANTENNA LAYOUT & DETAILS

ARIZONA	PUBLIC	SERVICE	COMPANY
---------	--------	---------	---------

Rev Dwn:	RRG	Rev Date: 04	10-2015	5	Scale:	1/16" =	1'-0"	Rev. 2
Orig Dwn:			Ckd:	Арр):	ASTRO-10		
I W	00	04 2017						$\sim \sim \sim$



4 FT LIGHTNING ROD -

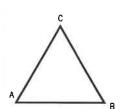
40'

20'

80' ELEVATION



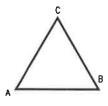
95' ELEVATION



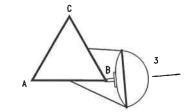
15' ELEVATION

*

. .



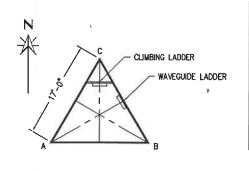
25' ELEVATION



40' ELEVATION



70' ELEVATION



TOWER ORIENTATION

TOWER COORDINATES (NAD83) 35' 22' 30.90" N 112' 43' 44.70" W

GROUND ELEVATION (AMSL) 6893'

COCONINO

* * 9 % _ _ +

	ANTENNA CONFIGURATION							
ANT. No.	NEW/FUTURE	ANT, HEIGHT	SITE PATH	ANT. MAKE/MODEL	AZIMUTH	TX LINE		
1	FUTURE	15'-0"	HUALAPI MOUNTAIN	ANDREW HP12-65	253.38°	EW63		
2	FUTURE	25'-0"	MOUNT ELDEN	ANDREW HP12-65	97.9°	EW63		
3	NEW	40'-0"	CEDAR MOUNTAIN	ANDREW PAR10-65	84.83°	EW63		
4	NEW	80'-0"	MT FLOYD SUBSTATION	ANDREW PAR8-65	193.73	EW63		

NOTES:

TOWER MAKE/MODEL VALMONT MODEL 800-L860-40/140 ONLY THE FIRST 45'-0" OF THE TOWER IS TO BE INSTALLED.